

EXHIBIT 1

Supreme Court of Pennsylvania

Court of Common Pleas

Civil Cover Sheet

Washington

County

For Prothonotary Use Only:

Docket No:

2021-4803

FILED

JUL 26 2021

LAURA H. HOUGH

PROTHONOTARY

The information collected on this form is used solely for court administration purposes. This form does not supplement or replace the filing and service of pleadings or other papers as required by law or rules of court.

Commencement of Action:

- ☒ Complaint
 ☐ Writ of Summons
 ☐ Petition
 ☐ Declaration of Taking

Lead Plaintiff's Name:

The Revocable Living Trust Agreement of William E. Geor

Lead Defendant's Name:

Range Resources - Appalachia, LLC

Are money damages requested? ☒ Yes ☐ No
 Dollar Amount Requested: ☐ within arbitration limits
☒ outside arbitration limits
 (check one)
Is this a Class Action Suit? ☐ Yes ☒ NoIs this an MDJ Appeal? ☐ Yes ☒ No

Name of Plaintiff/Appellant's Attorney: Robert J. Burnett

☐ Check here if you have no attorney (are a Self-Represented [Pro Se] Litigant)

Nature of the Case: Place an "X" to the left of the ONE case category that most accurately describes your **PRIMARY CASE**. If you are making more than one type of claim, check the one that you consider most important.

TORT (do not include Mass Tort)

- ☐ Intentional
☐ Malicious Prosecution
☐ Motor Vehicle
☐ Nuisance
☐ Premises Liability
☐ Product Liability (does not include mass tort)
☐ Slander/Libel/ Defamation
☐ Other:

CONTRACT (do not include Judgments)

- ☐ Buyer Plaintiff
☐ Debt Collection: Credit Card
☐ Debt Collection: Other

- ☐ Employment Dispute: Discrimination
☐ Employment Dispute: Other

- ☒ Other: Breach of Contract

CIVIL APPEALS

- Administrative Agencies
☐ Board of Assessment
☐ Board of Elections
☐ Dept. of Transportation
☐ Statutory Appeal: Other

- ☐ Zoning Board
☐ Other:

MASS TORT

- ☐ Asbestos
☐ Tobacco
☐ Toxic Tort - DES
☐ Toxic Tort - Implant
☐ Toxic Waste
☐ Other:

REAL PROPERTY

- ☐ Ejectment
☐ Eminent Domain/Condemnation
☐ Ground Rent
☐ Landlord/Tenant Dispute
☐ Mortgage Foreclosure: Residential
☐ Mortgage Foreclosure: Commercial
☐ Partition
☐ Quiet Title
☐ Other:

MISCELLANEOUS

- ☐ Common Law/Statutory Arbitration
☐ Declaratory Judgment
☐ Mandamus
☐ Non-Domestic Relations
☐ Restraining Order
☐ Quo Warranto
☐ Replevin
☐ Other:

PROFESSIONAL LIABILITY

- ☐ Dental
☐ Legal
☐ Medical
☐ Other Professional:

NOTICE

Pennsylvania Rule of Civil Procedure 205.5. (Cover Sheet) provides, in part:

Rule 205.5. Cover Sheet

(a)(1) This rule shall apply to all actions governed by the rules of civil procedure except the following:

- (i) actions pursuant to the Protection from Abuse Act, Rules 1901 et seq.
- (ii) actions for support, Rules 1910.1 et seq.
- (iii) actions for custody, partial custody and visitation of minor children, Rules 1915.1 et seq.
- (iv) actions for divorce or annulment of marriage, Rules 1920.1 et seq.
- (v) actions in domestic relations generally, including paternity actions, Rules 1930.1 et seq.
- (vi) voluntary mediation in custody actions, Rules 1940.1 et seq.

(2) At the commencement of any action, the party initiating the action shall complete the cover sheet set forth in subdivision (e) and file it with the prothonotary.

(b) The prothonotary shall not accept a filing commencing an action without a completed cover sheet.

(c) The prothonotary shall assist a party appearing pro se in the completion of the form.

(d) A judicial district which has implemented an electronic filing system pursuant to Rule 205.4 and has promulgated those procedures pursuant to Rule 239.9 shall be exempt from the provisions of this rule.

(e) The Court Administrator of Pennsylvania, in conjunction with the Civil Procedural Rules Committee, shall design and publish the cover sheet. The latest version of the form shall be published on the website of the Administrative Office of Pennsylvania Courts at www.pacourts.us.

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

THE REVOCABLE LIVING TRUST
AGREEMENT OF WILLIAM E. GEORGE –
2015 (WILLIAM GEORGE, CO-TRUSTEE),
LESLIE MILNER, RUTH G. EXLEY a/k/a
RUTH L. EXLEY and BARBARA
SULLIVAN,

Plaintiffs,

v.

RANGE RESOURCES-APPALACHIA, LLC

Defendant.

CIVIL DIVISION

NO. 2021-4803

COMPLAINT IN CIVIL ACTION

Filed on Behalf of Plaintiffs

Counsel Of Record For This Party:

Robert J. Burnett, Esquire
PA I.D. No. 76734

Brendan A. O'Donnell, Esquire
PA I.D. No. 309007

HOUSTON HARBAUGH, P.C.
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FILED

JUL 26 2021

LAURA H. HOUGH
PROTHONOTARY

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

THE REVOCABLE LIVING TRUST CIVIL DIVISION
AGREEMENT OF WILLIAM E. GEORGE –
2015 (WILLIAM GEORGE, CO-TRUSTEE), NO.
LESLIE MILNER, RUTH G. EXLEY a/k/a
RUTH L. EXLEY and BARBARA
SULLIVAN,

Plaintiffs,

v.

RANGE RESOURCES-APPALACHIA, LLC

Defendant.

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Lawyer Referral Service
119 South College Street
Washington, PA 15301
(724) 225-6710**

**Southwestern Pennsylvania Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
(724) 225-6170**

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

THE REVOCABLE LIVING TRUST CIVIL DIVISION
AGREEMENT OF WILLIAM E. GEORGE –
2015 (WILLIAM GEORGE, CO-TRUSTEE), NO.
LESLIE MILNER, RUTH G. EXLEY a/k/a
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SULLIVAN,

Plaintiffs,

v.

RANGE RESOURCES-APPALACHIA, LLC

Defendant.

COMPLAINT

AND NOW, come the Plaintiffs, by and through their undersigned counsel, Robert J. Burnett, Esquire, Brendan A. O'Donnell, Esquire and Houston Harbaugh, P.C., and file the within Complaint in Civil Action against the above-named Defendant and, in support thereof, aver as follows:

Parties

1. Plaintiffs William E. George is an adult individual who is a Trustee of the Revocable Living Trust Agreement of William E. George – 2015, with an address of 82 Austin Avenue, Greenville, Rhode Island 02828.
2. Plaintiff Leslie Milner is an adult individual with an address of 75 Shirley Boulevard, Cranston, Rhode Island 02910.

3. Plaintiff Ruth G. Exley a/k/a Ruth L. Exley is an adult individual with an address of 2816 NE 51st Avenue, Portland, Oregon 97213.

4. Plaintiff Barbara Sullivan is an adult individual with an address of 334 Elmwood Avenue, Wollaston, Massachusetts, 02170.

5. Defendant Range Resources-Appalachia, LLC is a limited liability company with an address for service of process care of Corporation Service Company, 2595 Interstate Drive, Suite 103, Harrisburg, Pennsylvania 17110.

Factual Background

The Lease

6. William E. George, Leslie Milner, Cynthia Gilliam and Barbara Sullivan executed an “Oil and Gas Lease Paid-Up Non-Surface Occupancy Lease” with Range Resources-Appalachia, LLC (“Range Resources”) on or about January 31, 2014 (the “Lease”), pertaining to approximately 98.4196 acres in Smith Township, Washington County, Pennsylvania (the “Subject Property”). A copy of the Lease is attached hereto as **Exhibit A**.¹

7. Paragraph 5(B) of the Base Form of the Lease states:

For gas and other hydrocarbons produced with gas, to pay LESSOR, as royalty for the gas, saved and sold from the Leased Premises, eighteen percent (18%) of the net amount realized by LESSEE for the sale and delivery of such gas. Payment of royalty for gas marketed during any calendar month to be on or about the 60th day after receipt of such funds by LESSEE, subject to LESSEE’s verification of LESSOR’s mineral ownership.

See, Exhibit A.

¹ The Plaintiffs do not admit or concede that the actual acreage subject to the Lease is 98.4196 acres, as the actual amount may be more than 98.4196 acres. The Plaintiffs specifically reserve the right to challenge, dispute and/or contest any royalty calculation based on the incorrect acreage and the filing of this Complaint shall not constitute a waiver, acquiescence or ratification of the same.

8. Paragraph 5(C) of the Base Form of the Lease addresses the deductibility of a *pro rata* share of post-production costs, which it defines as follows:

There shall be no deductions from the royalty payments in (A) and (B) above for any costs of production, including exploring or surveying the Leased Premises for Oil and Gas, or installing, drilling, completing, equipping and producing a well. However, such royalty payments shall be less Lessor's pro-rata share of post-production costs. Post-production costs include, without limitation, (i) all costs actually incurred by LESSEE and all losses of produced volumes whether by use as fuel, line loss, flaring, venting or otherwise from and after the wellhead to the point of sale by LESSEE; (ii) all cost of gathering, marketing, compression, dehydration, transportation, processing and removal of liquid hydrocarbons, and other liquids or gaseous substances or impurities from the production; and (iii) any other treatment or processing required by the purchaser or to otherwise market and sell gas, oil or any other hydrocarbons or substances produced with oil or gas. LESSEE also may deduct from royalty payments LESSOR's prorata share of any tax imposed by any government body that is levied upon the value of production or the severance of Oil and Gas from the Leased Premises.

See, Exhibit A.

9. The Base Form of the Lease has a unitization provision in its Paragraph 9 that permits the pooling and unitization of the Subject Property. With respect to payments, Paragraph 9 of the Lease's Base Form states, in part:

Any well drilled in said pooled unit whether or not located on the Leased Premises, shall nevertheless be deemed to be located upon the Leased Premises within the meaning and for the provisions and covenants of this Lease to the same effect as if all the lands comprising said unit were described in and subject to this Lease and LESSOR agrees to accept, in lieu of the royalty provided in Paragraph 5 of this Lease, that proportion of such royalty which the acreage covered by this Lease and included in such unit bears to the total number of acres comprising said pooled unit.

See, Exhibit A.

10. The Base Form of the Lease is modified by an Addendum, whose terms prevail and supersede inconsistent provisions in the Base Form of the Lease. *See, Exhibit A.*

11. Addendum No. 7 is entitled “Post-Production Costs” and states:

Royalty payments shall be less LESSOR’s pro-rata share of post-production costs. Post-production costs include, without limitation, (i) all costs actually incurred by LESSEE and all losses of produced volumes whether by use as fuel, line loss, flaring, venting or otherwise from and after the wellhead to the point of sale by LESSEE; (ii) all costs of gathering, marketing, compression, dehydration, transportation, processing and removal of any liquid hydrocarbons, and other liquids or gaseous substances or impurities from the production; and (iii) any other treatment or processing required by the purchaser or to otherwise market and sell gas, oil or any other hydrocarbons or substances produced with oil or gas. In no event shall the post production costs exceed \$0.80 per MMBTU.

See, Exhibit A.

12. It is averred that Addendum No. 7 supersedes and replaces Paragraph 5(C) of the Base Lease and therefore controls the deduction of post-production costs from the Plaintiffs’ production royalty.

Conveyances of Interests in the Subject Property

13. By way of an Oil, Gas and Mineral Deed dated April 1, 2015 and recorded at the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number 201509327, William E. George conveyed all of his interest in the Subject Property to The Revocable Living Trust Agreement of William E. George – 2015. A copy of this instrument is attached hereto as **Exhibit B**.

14. By way of an Oil, Gas and Mineral Deed dated January 8, 2016 and recorded at the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument Number 201601560, Cynthia M. Gilliam conveyed all of her interest in the Subject Property to Ruth G. Exley. A copy of this instrument is attached hereto as **Exhibit C**.

Unitization of the Subject Property and Royalty Payments

15. Upon information and belief, Range Resources has placed the Subject Property into two production units where hydrocarbon production is ongoing, the: *Jacob Campbell Unit B* and the *Mocek John A Unit* (the “Units”).

16. Range Resources pays production royalties to William E. George in his capacity as Co-Trustee of The Revocable Living Trust Agreement of William E. George – 2015, Leslie Milner, Ruth G. Exley and Barbara Sullivan (collectively, the “Plaintiffs”) from wells in the Units. An exemplar royalty statement is attached hereto as **Exhibit D**.

17. Based on the contents of the royalty statements that Range Resources transmits to the Plaintiffs, it is reasonably believed and therefore averred that Range Resources incurs post-production costs associated with the hydrocarbons produced from the Units, including costs for gathering, transportation and processing. *See, Exhibit D.*

18. For each well identified in the royalty statements that Range Resources transmits to the Plaintiffs, Range Resources identifies a deduction of an alleged *pro rata* share of said costs from the Plaintiffs’ royalties associated with hydrocarbons produced and sold from that well. *See, Exhibit D.*

19. Pursuant to the express language set forth in Addendum No. 7, the Plaintiffs’ *pro rata* share of any and all post-production costs authorized under the Lease shall be “capped” at \$0.80 per MMBTU.

20. It is averred that Range Resources has neglected and failed to apply the aforesaid cap to all of the post-production costs deducted from the Plaintiffs’ royalty. As such, the actual value of the *pro rata* share of the post-production costs that Range Resources deducts from the royalties exceeds the agreed upon cap of \$0.80 per MMBTU.

COUNT I – BREACH OF CONTRACT

21. All of the foregoing paragraphs are incorporated by reference as though set forth at length herein.

22. The Lease is a contract between the Plaintiffs and Range Resources.

23. The Lease addresses the calculation and payment of production royalties.

24. Range Resources breaches its royalty payment obligations under the Lease.

25. Under Addendum No. 7, the Plaintiffs' *pro rata* share of post-production costs cannot exceed \$0.80 per MMBTU.

26. It is averred that Range Resources has not complied with this limitation on post-production costs and wrongfully deducts a *pro rata* share of costs from the Plaintiffs' royalties that are in excess of \$0.80 per MMBTU.

27. In particular, it is averred that Range Resources fails and neglects to subject "processing" costs to the \$0.80 per MMBTU post-production cost "cap".

28. "Processing" costs and costs for "removal of any liquid hydrocarbons" are specifically enumerated in the Addendum No. 7 as being subject to the "cap".

29. Range Resources knowing and deliberate failure to apply the \$0.80 per MMBTU post-production cost cap to processing costs is a material breach of the Lease.

30. Range Resources knowing and deliberate failure to apply the \$0.80 per MMBTU post-production cost cap as set forth in Addendum No. 7 has damaged the Plaintiffs by resulting in an underpayment of royalties to the Plaintiffs, the amount of which shall be determined at trial.

31. Each royalty payment tendered by Range Resources under the Lease is a separate, independent and discrete payment with its own calculations. Each failure by Range Resources to

apply and follow the post-production cap set forth in Addendum No. 7 is a separate and independent material breach of the Lease.

WHEREFORE, the Plaintiffs respectfully request that this Honorable Court enter judgment in their favor and against Range Resources-Appalachia, LLC in an amount in excess of arbitration limits, together with any available interest under the law or the contract and any other relief that this Honorable Court deems to be just and proper.

COUNT II – BREACH OF CONTRACT

32. Paragraphs 1-14 are incorporated by reference as though set forth at length herein.

33. The Lease is a contract between the Plaintiffs and Range Resources.

34. The Lease addresses the calculation and payment of production royalties.

35. Range Resources breaches its royalty payment obligations under the Lease.

36. The Lease specifies that royalties are based on hydrocarbons produced from the Subject Property or from the Units.

37. Notwithstanding the limitation on the *pro rata* share of post-production costs that may be deducted from the Plaintiffs' royalty, the Lease is clear that post-production costs must be associated with the hydrocarbons produced from the Subject Property or from the Units.

38. Upon information and belief, Range Resources produces hydrocarbons from the Units and commingles those hydrocarbons with those from other wells prior to point(s) of sale such that Range Resources does not specifically sell the hydrocarbon molecules produced from the Units.

39. Upon information and reasonable belief, Range Resources calculates the value of hydrocarbon production from the Units by way of weighted average sales prices involving

commingled hydrocarbon production from many wells and allocations of these prices to wells in the Units.

40. Upon information and belief, Range Resources assesses, charges and/or deducts post-production costs against the Plaintiffs' royalties that are not associated with the specific hydrocarbon molecules produced from the Units.

41. It is averred that Range Resources does not calculate and pay a royalty based on the hydrocarbons produced, marketed and sold from the Units. Without admitting or conceding that Range Resources has complied with the post-production limitations set forth in the Lease (which it has not), the Plaintiffs aver that some of the costs assessed against their royalty are remote costs which are unrelated to the movement and/or processing of the actual hydrocarbon molecules produced from the Units.

42. As a result Range Resources knowing and deliberate decision to calculate the royalty (inclusive of charging, assessing and deducting post-production costs as may be eligible for deduction under the Lease) based on remote, unrelated and improper post-production costs, the Plaintiffs have been damaged through reduced and diminished royalty payments. These damages are in excess of arbitration limits and will be determined at trial.

43. Each royalty payment tendered by Range Resources under the Lease is a separate, independent and discrete payment with its own calculations. Each failure by Range Resources to adhere to the Lease's royalty provision is a separate and independent material breach of the Lease.

WHEREFORE, the Plaintiffs respectfully request that this Honorable Court enter judgment in their favor and against Range Resources-Appalachia, LLC in an amount in excess of

arbitration limits, together with any available interest under the law or the contract and any other relief that this Honorable Court deems to be just and proper.

Jury Demand

44. A jury trial is hereby demanded for each claim in this proceeding which is triable by jury.

Respectfully submitted,

Date: July 23, 2021

By: 

Robert J. Burnett, Esq.

Pa. ID. No. 76774

Brendan A. O'Donnell, Esq.

Pa. ID. No. 909007

HOUSTON HARBAUGH, P.C.

Three Gateway Center

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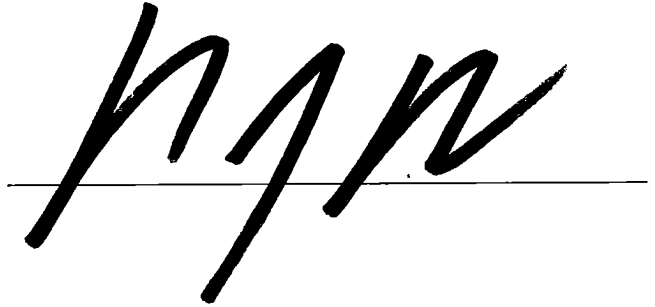
rburnett@hh-law.com

odonnellba@hh-law.com

(Counsel for Plaintiffs)

CERTIFICATE OF COMPLIANCE

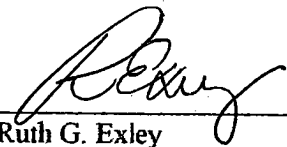
The undersigned hereby certifies that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

A handwritten signature in black ink, appearing to be 'HJR', is written over a horizontal line.

VERIFICATION

I, Ruth G. Exley, hereby verify that the statements made in the foregoing **Complaint in Civil Action** are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

Dated: 7/19/21



Ruth G. Exley

VERIFICATION

I, Barbara Sullivan, hereby verify that the statements made in the foregoing **Complaint in Civil Action** are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.


Dated: 7-17-2021


Barbara Sullivan

VERIFICATION

I, Leslie Milner, hereby verify that the statements made in the foregoing **Complaint in Civil Action** are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

Dated: July 17, 2021



Leslie Milner

VERIFICATION

I, William E. George, as Co-Trustee of the Revocable Living Trust Agreement of William E. George - 2015, hereby verify that the statements made in the foregoing **Complaint in Civil Action** are true and correct to the best of my knowledge, information, and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

Dated:

July 16, 2021

William E. George
William E. George, Co-Trustee

EXHIBIT A

OIL AND GAS LEASE **PAID-UP NON-SURFACE OCCUPANCY LEASE**

THIS OIL AND GAS LEASE (the "Lease") made and entered into this ____ day of January, 2014 by and between William E. George, of 82 Austin Avenue, Greenville, RI 02828, Leslie Milner, of 75 Shirley Blvd., Cranston, RI 02910, Cynthia Gilliam, of 8070 S.W. Valley View Court, Portland, OR 97225, and Barbara Sullivan, of 334 Elmwood Ave., Wollaston, MA 02170 (whether one or more, the "LESSOR"), and RANGE RESOURCES – APPALACHIA, LLC, P.O. Box 30, Canonsburg, PA, 15317, ("LESSEE").

1. **GRANTING CLAUSE:** LESSOR, for and in consideration of One Dollar (\$1.00) and other valuable consideration paid by LESSEE, the receipt of which is acknowledged, and the covenants and agreements contained in this Lease grants, leases and lets exclusively to LESSEE, its successors and assigns, all the oil and gas, including but not limited to coal seam gas, coalbed methane gas, coalbed gas, methane gas, gob gas, and all associated natural gas and other hydrocarbons and non-hydrocarbons contained in, associated with, emitting from or produced/originating within any formation, gob area, mined out area, coal seams and all communicating zones, and their liquid or gaseous constituents, whether hydrocarbon or non-hydrocarbon, underlying the land herein leased (whether one or more, "Oil and Gas"). The Lease is granted for any or all of the following purposes: Exploring for by geophysical, geological, seismic, and other methods, including core drilling, drilling, operating for, producing, removing, transporting and marketing Oil and Gas; the right to stimulate all coal seams or other strata or formations using any and all methods and technology available at the time of stimulation; the right to conduct surveys (including geophysical and seismic surveys); to transport by pipelines or otherwise across and through the Leased Premises Oil and Gas from the lands covered by the Lease, or from lands unitized or pooled therewith, for so long as the transportation of such production may be desired by LESSEE; the placing of tanks, equipment, electric power lines, telephone lines, water lines, impoundments and ponds, compression and collection facilities, roads and structures for the production of Oil and Gas, together with the right to enter into and upon the lands covered by the Lease, or upon lands unitized or pooled therewith, at all times for the aforesaid purposes, and the right to conduct secondary or tertiary recovery operations by injecting gas, water and other fluids or air into subsurface strata. No roads from adjacent non-unitized or pooled properties shall be constructed on the lands covered by the Lease without LESSOR's written consent. Any equipment or pipelines from other wells not located on such lands or on lands unitized or pooled therewith shall be approved by LESSOR in writing.

2. **DESCRIPTION OF THE LEASED LANDS:** The lands covered by the Lease are situated in Smith Township, Washington County, Commonwealth of Pennsylvania, Tax Parcel Number(s) 570-026-00-00-0015-00, 570-026-00-00-0015-01, 570-026-00-00-0015-04, 570-026-00-00-0012-00, 570-026-00-00-0013-00, 570-026-00-00-0013-01, 570-026-00-00-0014-00, being the property lying South of Raccoon Creek and referenced and described in Deed Book 290 Page 501, being all the property owned by LESSOR or to which LESSOR may have any rights in said Township, containing 98.4196 acres, more or less, and including all adjacent or contiguous lands owned or claimed by LESSOR, although not included within the boundaries of the land particularly described above, and being the property described in Deed Book 290, Page 501, and/or at Instrument No. N/A of the Washington County Recorder of Deeds Office ("Leased Premises").

3. **TERM OF LEASE:** This Lease shall continue in force and the rights granted to LESSEE shall be quietly enjoyed by LESSEE for a term of five years from September 1, 2013 (the "Primary Term"), and as long thereafter as operations are conducted on the Leased Premises with no cessation for more than one hundred twenty (120) consecutive days, or as long as well(s) producing Oil and Gas in paying quantities or well(s) capable of producing Oil and Gas in paying quantities from the Leased Premises or from lands unitized or pooled therewith, in the sole judgment of LESSEE, or as the Leased Premises shall be operated by LESSEE or as otherwise maintained in full force and effect pursuant to the other provisions in this Lease. For purposes of this Lease, the word "operations" shall be defined as any one or more of the following: Making applications for any necessary permits required for operations, grading or preparation of a drill site; the placement of a drilling rig on a drill site location on the Leased Premises or any land unitized or pooled therewith; and the actual commencement of the drilling of either the top hole or the lateral portion, as the case may be, of any well upon the Leased Premises or lands unitized or pooled therewith. "Operations" also includes any testing, completing, fracturing or stimulating a well, reworking, recompleting, deepening, plugging back or repairing of a well in search for or with the intention of obtaining production of Oil and Gas, whether or not ultimately produced in paying quantities.

4. **PAID-UP LEASE:** This Lease is a Paid-Up Lease and shall not require the payment of any annual delay rentals to maintain the Lease in full force and effect during the Primary Term hereof. This Lease shall not terminate for any default unless LESSOR first gives LESSEE written notice by certified mail return receipt requested, of such default, and LESSEE, if in default, fails to tender such payment to LESSOR within sixty (60) days of receipt of such notice or fails within sixty (60) days of receipt of such notice to commence the compliance with such obligations stated in said notice.

5. **ROYALTY PAYMENTS:** LESSEE covenants and agrees:

(A) For oil, to pay LESSOR eighteen percent (18%) of the net amount paid to Lessee for all oil produced, saved and sold from the Leased Premises. Payment of royalty for oil marketed during any calendar month to be on or about the 60th day after receipt of such funds by LESSEE, subject to LESSEE's verification of LESSOR's mineral ownership.

(B) For gas and other hydrocarbons produced with gas, to pay LESSOR, as royalty for the gas, saved and sold from the Leased Premises, eighteen percent (18%) of the net amount realized by LESSEE for the sale and delivery of such gas. Payment of royalty for gas marketed during any calendar month to be on or about the 60th day after receipt of such funds by LESSEE, subject to LESSEE's verification of LESSOR's mineral ownership.

Any royalty payments to be made by LESSEE to LESSOR on any Oil and Gas produced from the Leased Premises and when sold by LESSEE shall be based on the net amount realized by LESSEE, computed at the mouth of the well.

(C) There shall be no deductions from the royalty payments in (A) and (B) above for any costs of production, including exploring or surveying the Leased Premises for Oil and Gas, or installing, drilling, completing, equipping and producing a well. However, such royalty payments shall be less LESSOR's pro-rata share of post-production costs. Post-production costs include, without limitation, (i) all costs actually incurred by LESSEE and all losses of produced volumes whether by use as fuel, line loss, flaring, venting or otherwise from and after the wellhead to the point of sale by LESSEE; (ii) all costs of gathering, marketing, compression, dehydration, transportation, processing and removal of liquid hydrocarbons, and other liquids or gaseous substances or impurities from the production; and (iii) any other treatment or processing required by the purchaser or to otherwise market and sell gas, oil or any other hydrocarbons or substances produced with oil or gas. LESSEE also may deduct from royalty payments LESSOR's prorata share of any tax imposed by any government body that is levied upon the value of production or the severance of Oil and Gas from the Leased Premises.

INITIALS -

LM *BS*

Page 1

This document was prepared by and when recorded return to:
Range Resources – Appalachia, LLC,
P. O. Box 30, Canonsburg, PA 15317

PA OGCBM-PU-NSO 5.16.2011

6. **ADDRESS FOR PAYMENTS:** All money due under this Lease shall be paid or tendered to LESSOR at the address shown above or to the credit of LESSOR through LESSOR's agent as follows: 25% to William E. George at 82 Austin Avenue, Greenville, RI 02828, 25% to Leslie Milner at 75 Shirley Blvd., Cranston, RI 02910, 25% to Cynthia Gilliam at 8070 S.W. Valley View Court, Portland, OR 97225, and 25% to Barbara Sullivan at 334 Elmwood Avenue, Wollaston, MA 02170. and such agent shall continue as LESSOR's agent to receive any and all sums payable under this Lease regardless of changes in ownership in the Leased Premises, or in the Oil and Gas or in the royalties payable under this Lease until delivery to LESSEE of notice of change of ownership. No change of ownership in the Leased Premises or in the royalties payable under this Lease shall be binding on LESSEE until sixty (60) days after a notice is delivered to LESSEE, duly signed by the parties including a certified copy of the instruments of conveyance or assignment to such new owner, which have been properly filed of record.

7. **CESSATION OF OPERATIONS OR PRODUCTION / CONTINUOUS OPERATIONS:** If, at the expiration of the Primary Term, Oil and Gas are not being produced on the Leased Premises, or on acreage unitized or pooled therewith, but LESSEE is then engaged in drilling, completion or reworking operations thereon or shall have completed a dry hole thereon within one hundred twenty (120) days prior to the end of the Primary Term, this Lease shall remain in full force and effect so long as operations for drilling or reworking continue with no cessation of more than one hundred twenty (120) consecutive days, and if they result in the production of Oil and Gas, so long thereafter as Oil and Gas is produced from said Leased Premises or from acreage unitized or pooled therewith. If, after the expiration of the Primary Term of this Lease and after Oil and Gas is produced from the Leased Premises or upon lands unitized or pooled therewith, the production thereof should cease from any cause, this Lease shall not terminate if LESSEE commences operations for drilling or reworking within one hundred twenty (120) days after the cessation of such production, but shall remain in force and effect so long as such operations are prosecuted with no cessation of more than one hundred twenty (120) consecutive days, and if they result in the production of Oil and Gas, so long thereafter as Oil and Gas is produced from the Leased Premises or upon lands unitized or pooled therewith.

8. **SHUT-IN PROVISION:** If, at the end of the primary term or at any time or times thereafter, there is a well or wells on said land or on lands with which said land or any portion thereof has been pooled, capable of producing oil or gas, and all such wells are shut-in because of (i) lack of market or market facilities (including pipelines) or available transportation on existing pipelines; (ii) the necessity to construct or repair facilities including pipeline, gas processing or treating facilities or compressors, including such facilities which may be situated on lands other than those described herein; (iii) the necessity to construct, maintain, repair or replace a pipeline(s) carrying oil or gas produced from the leased lands or lands pooled therewith; (iv) as a result of events of force majeure beyond the reasonable control of lessee; or (v) under any other such similar circumstances, this lease shall continue in force as though operations were being conducted on said land or oil or gas produced therefrom for so long as said wells are shut-in, and thereafter this lease shall continue in force as if no shut-in had occurred, provided the shut-in payment set forth in this paragraph is paid or tendered by lessee. If, at any time or times after the expiration of the primary term, all such wells are shut-in for a period of one hundred eighty (180) consecutive days or more, and there are no other operations on said land, then before or within ten (10) days after the expiration of the one hundred eighty (180) day period of shut-in, lessee shall pay or tender by check or wire, as a shut-in royalty payment the sum of \$15.00 per net acre per annum for each acre then covered hereby for so long as all such wells are shut-in. Lessee shall make like payments or tenders at or before the end of each annual anniversary of the shut-in of the wells if upon such anniversary this lease is being continued in force solely by the provisions of this paragraph. Each such payment or tender shall be made to the parties who at the time of payment would be entitled to receive the royalties which would be paid under this lease if the wells were producing.

9. **POOLING and UNITIZATION:** LESSOR grants to LESSEE the right at any time and/or from time to time as deemed necessary or advisable by Lessee, to pool or consolidate the Leased Premises or any part thereof or strata under the Leased Premises with other lands, whether owned by or leased to LESSEE or owned by or leased to others, to form an oil, gas, and/or coalbed methane gas pooled unit for the purpose of drilling a well or wells thereon. Units pooled for oil shall not exceed a total of eighty (80) acres each in area and units pooled for gas or coalbed methane gas shall not exceed a total of one thousand two hundred eighty (1,280) acres each in area, unless any governmental entity having jurisdiction prescribes or permits the creation of units larger than those specified, for the drilling or operation of a well to be drilled, drilling or already drilled in which case the unit may be as large as permitted. LESSEE may pool or consolidate acreage covered by this Lease or any portion thereof in any one or more strata. The units formed by pooling as to any stratum or strata need not conform in size or area with the unit or units into which the Lease is pooled or consolidated as to any other stratum or strata, and oil units need not conform as to area with gas and/or coalbed methane units. The pooling or consolidation in one or more instances shall not exhaust the rights of LESSEE to pool this Lease or portions thereof into other units. LESSEE shall effect such pooling or consolidation by executing a designation of unit either before or after the drilling of a unit well, with the same formality as this Lease setting forth the leases or portions thereof consolidated, and recording the same in the Recorder's Office at the courthouse in the county in which the Leased Premises are located. LESSEE may, at its election, exercise its pooling rights before or after commencing operations for or completing an oil, gas or coalbed methane gas well on the Leased Premises, and the pooled unit may include, but is not required to include, land or leases upon which a well capable of producing Oil and Gas in paying quantities has been completed or upon which operations for the drilling of a well for Oil and Gas has been commenced. In the event of operations for drilling on or production of Oil and Gas from any part of a pooled unit which includes all or a portion of the Leased Premises regardless of whether such operations were commenced before or after the execution of this instrument or the instrument designating the pooled unit, such operations shall be considered as operations under this Lease whether or not the well or wells are located on the surface of the Leased Premises and, in such event, operations shall be deemed to have been commenced within the meaning of paragraph 4 of this Lease; and the entire acreage constituting such unit or units, as to oil, gas or coalbed methane gas, shall be treated for all purposes, except the payment of royalties on production from the pooled unit, as if the same were included in this Lease. Any well drilled in said pooled unit whether or not located on the Leased Premises, shall nevertheless be deemed to be located upon the Leased Premises within the meaning and for the provisions and covenants of this Lease to the same effect as if all the lands comprising said unit were described in and subject to this Lease and LESSOR agrees to accept, in lieu of the royalty provided in Paragraph 5 of this Lease, that proportion of such royalty which the acreage covered by this Lease and included in such unit bears to the total number of acres comprising said pooled unit. The production from an oil well will be considered as production from the Lease or oil pooled unit which it is producing and not as production from a gas pooled unit or a coalbed methane gas pooled unit; production from a gas well will be considered as production from the Lease or gas pooled unit from which it is producing and not from an oil pooled unit or coalbed methane gas pooled unit; and production from a coalbed methane gas well will be considered as production from the Lease or coalbed methane gas pooled unit from which it is producing and not from an oil pooled unit or gas pooled unit. If the well in said pooled unit shall be shut in, the shut-in royalty provided for in Paragraph 8 shall be payable to LESSOR in the proportion that the acreage of the Leased Premises included in the unit bears to the entire acreage so pooled or consolidated. LESSEE shall have the right to amend, alter, correct, enlarge or diminish the size of any such pooled unit at any time in the same manner as provided in this Lease.

10. **PROPORTIONATE REDUCTION:** In the event LESSOR owns a lesser interest in the Oil and Gas in the Leased Premises or any part thereof than the entire and undivided fee simple, then the royalties, shut-in royalty payment and/or all other payments provided for shall be paid to LESSOR only in the proportion which such interest bears to the whole and undivided fee simple estate therein. If the Leased Premises is owned by two or more parties, or the ownership of any interest is transferred by sale, devise or operation of law, the

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Leased Premises, nevertheless, may be held, developed and operated as an entirety, and the royalties and shut-in royalties provided for in this Lease shall be divided among and paid to such several owners in the proportion that the interest owned by each such owner bears to the entire Leased Premises.

11. **ASSIGNMENT RIGHTS / PAYOFF LIENS:** LESSEE shall have the right to assign and transfer this Lease in whole or in part by area and/or by depth or strata at anytime, and LESSOR waives notice of any assignment or transfer of this Lease. LESSOR agrees that when and if this Lease is assigned, the assigning LESSEE shall have no further obligations to LESSOR. LESSOR further grants to the LESSEE, for the protection of LESSEE's interest hereunder, the right to pay and satisfy or reduce, either before or after maturity, any judgment, claim, lien or mortgage against LESSOR's interest in the Leased Premises and upon any such payment to become subrogated to the rights of such claimant, lien holder or mortgagor, and the right to deduct amounts so paid from all royalties or other payments payable or which may become payable to LESSOR and/or LESSOR's assigns under this Lease.

12. **SURFACE OPERATIONS:** LESSEE shall repair and restore the surface of the Leased Premises, as a result of Lessee's operations, to as close as reasonably practical the condition in which the Leased Premises existed at the time of the commencement of drilling operations and such restoration and reclamation shall be commenced within one (1) year after the conclusion of completion operations on any well drilled on the Leased Premises, weather permitting. When required by LESSOR, LESSEE will bury all pipelines below ordinary plow depth or a minimum of 18", and no well shall be drilled within two hundred (200) feet of any residence or barn now on the Leased Premises without LESSOR's prior consent.

13. **LESSOR RESTRICTIONS:** LESSOR agrees to abide by all reasonable safety policies of LESSEE with respect to LESSEE's operations, including but not limited to the following: No dwellings or structures of any kind shall be erected or moved on a drilling location within one hundred feet (100') of a well, tank battery or other related facility or appurtenance, or within twenty-five feet (25') of LESSEE's pipelines.

14. **LESSEE'S RIGHTS:** LESSEE shall have the right to use oil, gas, coalbed methane gas, water, and/or minerals for operating on the Leased Premises and the right at any time during or after the expiration of this Lease to remove all pipe, well casing, machinery, equipment or fixtures placed on the Leased Premises. LESSEE shall have the right to release this Lease or any portion thereof at anytime by giving written notice to LESSOR describing the portion which it elects to surrender as to area or depth or formation, or by returning the Lease to LESSOR with the endorsement of surrender thereof, or by recording the release or partial release of this Lease, any of which shall be a full and legal surrender of this Lease as to all of the Leased Premises or such portion thereof as the release shall indicate, and any payments due under this Lease based on net acres shall be reduced in proportion to the acreage surrendered. As to any portion of the Lease or Leased Premises so surrendered, Lessee shall have reasonable and convenient easements for any existing wells, pipelines, roadways and other facilities on the lands surrendered. LESSOR expressly acknowledges and agrees that there shall further be no covenant to develop the Leased Premises.

15. **EXISTING WELLS EXCEPTED:** LESSOR excepts and reserves from this Lease any and all existing well(s) that may be situated on the Leased Premises. LESSEE shall not be responsible for any liabilities, including environmental or plugging obligations associated with said well(s).

16. **FORCE MAJEURE:** In the event LESSEE is unable to perform any of the acts of LESSEE by reason of force majeure, including but not limited to acts of God, adverse weather conditions, strikes, riots and governmental restrictions including but not limited to restrictions on the use of roads, the issuance of permits to drill or other state or federal orders or moratoriums related to drilling operations, or the inability to obtain a satisfactory market or pipelines or transportation for the sale of production, or the failure of purchasers or carriers to take or transport such production, or by any other cause not reasonably within LESSEE's control, this Lease shall remain in full force and effect until LESSEE can reasonably perform said act or acts or to remove the restriction causing the delay and in no event shall this Lease expire for a period of ninety (90) days after the termination or elimination of such force majeure event.

17. **TOLLING DURING DISPUTE:** LESSOR and LESSEE agree that it is in their mutual interest not to require LESSEE to engage in operations (as defined herein) during any period of time in which the validity of the Lease is challenged, contested, or disputed. If any judicial proceeding is commenced in which the validity of the Lease is disputed, or if LESSOR takes any action which would prevent LESSEE from enjoying the benefits of or complying with the terms of the Lease, then the Primary Term (if still in effect) and/or LESSEE's obligation to conduct operations on the Leased Premises or on lands unitized or pooled therewith, in order for the Lease to continue beyond the Primary Term (if the Primary Term has lapsed), shall be tolled and extended during the pendency of the dispute or judicial proceeding – from its commencement through the resolution of the dispute or, in the case of a judicial proceeding, entry of a final, non-appealable judgment – plus an additional 90 days from the resolution of the dispute or entry of the final, non-appealable judgment.

18. **INDEMNIFICATION:** LESSEE agrees to indemnify, protect, save harmless and defend LESSOR from and against any loss, claim or expense, including without limitation claims for injury or death to persons or damage to property occurring as a result of LESSEE's use of the Leased Premises, or as a result of loss, expense, injury, death or damage which would not have occurred but for LESSEE's use of the Leased Premises, except to the extent any such damage or injury is caused in whole or in part by LESSOR's negligence, gross negligence or intentional acts.

19. **NOTICE:** In the event of any default or alleged default by LESSEE in the performance of any of its obligations under this Lease, LESSOR shall notify LESSEE in writing setting out specifically in what respects LESSEE has breached this Lease. LESSEE shall then have sixty (60) days after receipt of said notice within which to dispute such alleged default or to meet or commence to meet all or any part of the default alleged by LESSOR. The service of said notice shall be precedent to the bringing of any action by LESSOR arising out of or related to this Lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on LESSEE. Neither the service of said notice nor the doing of any acts by LESSEE aimed to meet all or any part of the alleged breaches shall be deemed an admission or presumption that LESSEE has failed to perform any or all of its obligations under this Lease. All notices to LESSEE provided for in this Lease shall be sent by certified mail return receipt requested to LESSEE at LESSEE's address provided on Page One (1) of this Lease.

20. **PREFERENTIAL RIGHT TO PURCHASE:** In the event LESSOR, during the term of this Lease, receives a bona-fide offer which LESSOR is willing to accept from any party offering to pay LESSOR for an oil and gas lease covering any or all of the substances covered by this Lease and covering all or a portion of the Leased Premises, LESSOR agrees to notify LESSEE in writing of said offer immediately, including in the notice the name and address of the offeror, the price offered and all other pertinent terms and conditions of the offer. LESSEE, for a period of fifteen (15) days after receipt of the notice by certified return receipt mail, shall have the prior and preferred right and option to acquire from LESSOR a lease or other rights covering all or part of the Leased Premises at the price and according to the terms and conditions specified in the offer. If LESSEE does not respond within said fifteen (15) day notice period, it will be deemed that LESSEE waives its rights with regard to such offer.

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21. **EXTENSION OF LEASE:** Prior to the expiration of the Primary Term of this Lease, LESSEE shall have the option to extend all or any portion of this Lease for an additional term of _____ (_____) years, which will serve to extend the Primary Term of this Lease to a total of _____ (_____) years. LESSEE shall exercise such option by tendering to LESSOR a payment in the amount of _____ per net acre. LESSOR further grants LESSEE the exclusive option and right to extend this Lease, under the same terms and conditions contained herein. Such option may be exercised by LESSEE at any time prior to the end of the original _____ (_____) year Primary Term by notifying LESSOR in writing that LESSEE is exercising its right to extend this Lease and contemporaneous with said notice LESSEE shall pay or tender to LESSOR the consideration set forth above. LESSOR agrees to allow LESSEE to file of record, a notice of LESSEE's exercise of the option to extend the Primary Term of this Lease.

22. **PRIOR LEASE PROVISION:** LESSOR warrants that LESSOR is not currently receiving any bonus, delay rental, including storage payments or production royalty or shut-in royalties as the result of the existence of any prior oil and gas lease or storage lease covering any or all of the Leased Premises; that the Leased Premises is not currently subject to any prior oil and gas lease or storage lease; and that there are no producing wells currently existing on the Leased Premises, or upon other lands within the boundaries of a drilling or production unit utilizing all or a part of the Leased Premises. LESSOR further warrants that there are no current surface operations being conducted upon the Leased Premises in preparation for the drilling of a well upon the Leased Premises and that may be construed as extending the terms of a prior oil and gas lease that covered the Leased Premises.

INITIALS AFFIRMING ABOVE STATEMENT:

LM BS WEG

23. **SPECIAL WARRANTY:** LESSOR warrants title to the Leased Premises only as to defects arising during the time of its ownership of the Leased Premises, and not against any title defects that existed prior to such ownership. All covenants and conditions between the parties shall extend to their heirs, personal representatives, successors and assigns. It is mutually agreed that this Lease contains and expresses all of the agreements and understandings of the parties with regard to the subject matter thereof, and no implied covenant, agreement or obligation shall be read into this Lease or imposed upon the parties or either of them. LESSOR further agrees to sign such additional documents as may be reasonably requested by LESSEE to perfect LESSEE's title to the Oil and Gas leased herein.

24. **SEVERABILITY:** This Lease shall in all circumstances be construed against invalidation, termination, or forfeiture. Failure of payment of rental or royalty on any part of this Lease shall not void this Lease as to any other part. If any provision of this Lease shall be determined to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. The parties expressly agree that in the event any provision of this Lease is determined to be invalid, illegal, and unenforceable or in conflict with the law of any jurisdiction, the provision shall be revised in such manner as to be valid, legal, and enforceable.

25. **COUNTERPARTS:** This Lease may be executed either as one instrument or in several partially executed counterparts and the original and all counterparts shall be construed together and shall constitute one Lease. Should fewer than all of the named LESSORS execute this Lease, this Lease shall be binding on only those parties who are signatories.

26. **MEMORANDUM OF LEASE:** Lessee reserves the right and option to file a Memorandum of Oil and Gas Lease in the county Recorder's Office which will in such event serve as constructive notice of the existence of this Lease.

27. **PAID-UP LEASE FORM:** Notwithstanding anything to the contrary included herein, this Lease is a Paid-Up Lease with all bonus amounts and delay rentals, if any, due under the Lease, paid in advance and no additional payment or payments of bonus or delay rentals are owed to Lessor to maintain this Lease in force and effect throughout the original Primary Term.

28. **SURFACE USE RESTRICTION CLAUSE:** Notwithstanding any provision contained in this Lease to the contrary, Lessee is prohibited from using the surface of the Leased Premises for any purpose without the prior written consent of the Lessor.

29. **ADDENDUM AND PAY LETTER ATTACHED:** This Lease is further subject to the additional terms and conditions as detailed on the Addendum to Oil and Gas Lease and the Confidential Pay Letter which is labeled Exhibit "A", both of which are attached hereto and made a part hereof.

IN WITNESS WHEREOF, LESSORS have set their hands to this Lease. Signed and acknowledged in the presence of:

LESSOR(S):

By: *William E. George*
William E. George

By: *Leslie Milner*
Leslie Milner

By: _____
Cynthia Gilliam

By: *Barbara Sullivan*
Barbara Sullivan

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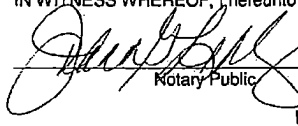
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INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF Rhode Island
COUNTY / DISTRICT OF Providence

On this, the 31 day of January, 2014 before me Jo Ann G. Libby, the undersigned officer, personally appeared William E. George, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

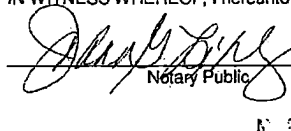

Notary Public
Jo Ann G. Libby
NOTARY PUBLIC
STATE OF RI
My Commission Expires 7/15/2015

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF Rhode Island
COUNTY / DISTRICT OF Providence

On this, the 31 day of January, 2014 before me Jo Ann G. Libby, the undersigned officer, personally appeared Leslie Milner, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
Jo Ann G. Libby
NOTARY PUBLIC
STATE OF RI
My Commission Expires 7/15/2015

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF _____
COUNTY / DISTRICT OF _____

On this, the _____ day of _____, 20____ before me _____, the undersigned officer, personally appeared Cynthia Gilliam, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

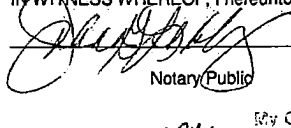
Notary Public

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF Rhode Island
COUNTY / DISTRICT OF Providence

On this, the 31 day of January, 2014 before me Jo Ann G. Libby, the undersigned officer, personally appeared Barbara Sullivan, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
Jo Ann G. Libby
NOTARY PUBLIC
STATE OF RI
My Commission Expires 7/15/2015

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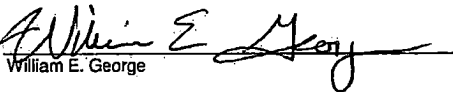
ADDENDUM TO OIL AND GAS LEASE

ATTACHED TO AND BY REFERENCE MADE A PART OF THAT CERTAIN OIL, GAS AND COALBED METHANE LEASE DATED ____ DAY OF JANUARY, 2014, MADE AND ENTERED INTO BY AND BETWEEN between William E. George, of 82 Austin Avenue, Greenville, RI 02828, Leslie Milner, of 75 Shirley Blvd., Cranston, RI 02910, Cynthia Gilliam, of 8070 S.W. Valley View Court, Portland, OR 97225, and Barbara Sullivan, of 334 Elmwood Ave., Wollaston, MA 02170, AS LESSOR AND RANGE RESOURCES – APPALACHIA, LLC, AS LESSEE.

Should there be any inconsistency between the terms and conditions set forth in the main body of this lease and the terms and conditions specified in the Addendum, the provisions of the Addendum shall prevail and supersede the inconsistent provisions of the main body of this lease.

- 1.) NO STORAGE OR DISPOSAL RIGHTS CLAUSE: Notwithstanding anything to the contrary contained in the Lease, Lessee is not granted any right whatsoever to use the Leasehold, or any portion thereof, for gas storage purposes. The lease also does not grant any right to dispose of any salt water or other substance beneath the leasehold premises for any purpose without the Lessor's written consent.
- 2.) ASSIGNMENT OF LEASE: Lessee agrees that there shall be no full assignment of this lease without Lessor's prior written consent; however, Lessee shall have the ability to sell partial interests in this lease without Lessor's written consent, as long as operational authority is not transferred from the Lessee. Lessor's consent shall not be unreasonably withheld or delayed.
- 3.) SHUT-IN CLAUSE: No well shall be shut-in unless: (a) the shut-in is due to force majeure; (b) the shut-in is due to pipeline or equipment breakage, damage or malfunction; or (c) the shut-in is required because Lessee, in exercise of good faith and reasonable diligence, has been unable to secure a market for the production from such well. The shut-in status of any well shall persist only for so long as it is necessary to correct, through the exercise of good faith and due diligence, the condition giving rise to the shut-in of the well. No well shall be shut-in for the direct or indirect purpose of holding oil and/or gas reserves in place.
- 4.) NO WARRANTY OF TITLE: Lessors make no representations or warranties as to their right, title or interest in the Leased Premises or the interests subject to this Lease, and does not warrant title to said Leased Premises or interests.
- 5.) AUDIT CLAUSE: Lessor, upon thirty (30) days written notice to Lessee, shall have the right to audit during normal business hours, Lessee's accounts for the purpose of verifying the accuracy of the reports and statements furnished to Lessor, and for checking the amount of payments lawfully due the Lessor under the terms of this agreement for any calendar year within the twenty-four (24) month period following the end of such calendar year. Lessee shall bear no portion of the Lessor's audit cost incurred under this paragraph. The audits shall not be conducted more than once each year without prior approval of Lessee.
- 6.) PUGH CLAUSE: If at any time within five (5) years after the expiration of the primary term the land covered by this lease is being held solely through production from a gas pooled unit or an oil pooled unit, then Lessee agrees as part of the consideration for this lease, to release all acreage covered by this lease and not included within such gas pooled unit or such oil pooled unit.
- 7.) POST PRODUCTION COSTS: Royalty payments shall be less LESSOR's pro-rata share of post-production costs. Post-production costs include, without limitation, (i) all costs actually incurred by LESSEE and all losses of produced volumes whether by use as fuel, line loss, flaring, venting or otherwise from and after the wellhead to the point of sale by LESSEE; (ii) all costs of gathering, marketing, compression, dehydration, transportation, processing and removal of liquid hydrocarbons, and other liquids or gaseous substances or impurities from the production; and (iii) any other treatment or processing required by the purchaser or to otherwise market and sell gas, oil or any other hydrocarbons or substances produced with oil or gas. In no event shall the post production costs exceed \$0.80 per MMBTU.
- 8.) UNIT SIZE LIMITATION: Notwithstanding anything to the contrary herein, the maximum size of any consolidation or unit formed by Lessee shall not exceed 800 acres.

LESSOR(S):

By: 
William E. George

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By: Leslie Myner
Leslie Myner

By: Cynthia Gilliam
Cynthia Gilliam

By: Barbara Sullivan
Barbara Sullivan

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MEMORANDUM OF OIL, GAS & COALBED METHANE LEASE

THIS MEMORANDUM OF OIL, GAS & COALBED METHANE LEASE ("Memorandum"), dated this ____ day of January, 2014 by and between William E. George, of 82 Austin Avenue, Greenville, RI 02828, Leslie Milner, of 75 Shirley Blvd., Cranston, RI 02910, Cynthia Gilliam, of 8070 S.W. Valley View Court, Portland, OR 97225, and Barbara Sullivan, of 334 Elmwood Ave., Wollaston, MA 02170, hereinafter called Lessor, and RANGE RESOURCES – APPALACHIA, LLC, P.O. Box No. 30, Canonsburg, PA, 15317, Phone No., (724) 743-6700, hereinafter called Lessee, WITNESSETH:

1. For and in consideration of One Dollar (\$1.00) and other good and valuable consideration paid and to be paid by Lessee to Lessor, and in further consideration of the rents reserved and the covenants and conditions more particularly set forth in that certain Oil, Gas And Coalbed Methane Lease between Lessor and Lessee dated _____, 2014 and commencing September 1, 2013, (hereinafter referred to as the "Lease") does hereby grant, demise, lease and let exclusively unto Lessee the following described premises:

Said land is situate in Smith Township, Washington County, Commonwealth of Pennsylvania, Tax Parcel Number(s) 570-026-00-00-0015-00, 570-026-00-00-0015-01, 570-026-00-00-0015-04, 570-026-00-00-0012-00, 570-026-00-00-0013-00, 570-026-00-00-0013-01, 570-026-00-00-0014-00, being the property lying South of Raccoon Creek and referenced and described in Deed Book 290 Page 501, being all the property owned by Lessor or to which the Lessor may have any rights in said Township or adjoining Townships, containing 98.4196 acres, more or less, and being the property described in Deed Book 290, Page 501, and/or as Instrument No. N/A of the Washington County Record of Deeds.

2. TO HAVE AND TO HOLD the Premises for a term of five (5) years thereafter from the commencement date, which term may be extended for a ____ year term after the expiration of the initial primary term, pursuant to paragraph 21 of the Lease, said Lease extension period expiring ____ day of _____, and so much longer thereafter as oil, gas or coalbed methane gas or their constituents are produced or are capable of being produced on the Premises in paying quantities, or as the Premises shall be operated by Lessee in the search of oil, gas or coalbed methane gas as further set forth in the Lease, unless earlier terminated in accordance with the terms and provisions of the Lease.

3. The rental, covenants, provisions and conditions of this Memorandum shall be the same as the rental, covenants, provisions and conditions set forth in the Lease to which rental, covenants, provisions and conditions reference is hereby made and the same are hereby incorporated by reference as though fully written herein.

4. In the event the Lease is in the future amended or supplemented by written instrument executed by the parties in interest thereto or shall be assigned or terminated in any manner permitted under the terms thereof, then without any further act or instrument whatsoever, this Memorandum shall likewise and to the same effect be amended, assigned or terminated, as the case may be.

5. This Memorandum is executed in simplified short form for the convenience of the parties and for the purpose of recording the same and this Memorandum shall not have the effect of in any way modifying, supplementing or abridging the Lease or any of its provisions as the same or now or may hereafter be in force and effect.

6. This Lease may be executed either as one instrument or in several partially executed counterparts and the original and all counterparts shall be construed together and shall constitute one Lease. Should less than all of the named Lessors execute this Lease, this Lease shall be binding on only those who are signatories thereto.

IN WITNESS WHEREOF the Lessors have hereunder set their hands. Signed and acknowledged in the presence of:

LESSOR(S):

LESSEE:

RANGE RESOURCES – APPALACHIA, LLC

By: William E. George
William E. George

By: C. Barry Osborne
Its: Vice President, Land – Southern Marcellus Shale

By: Leslie Milner
Leslie Milner

By: Cynthia Gilliam
Cynthia Gilliam

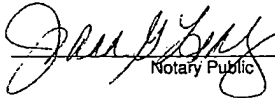
By: Barbara Sullivan
Barbara Sullivan

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF Rhode Island
COUNTY / DISTRICT OF Providence

On this, the 31 day of January, 2014 before me JoAnn G. Libby, the undersigned officer, personally appeared William E. George, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

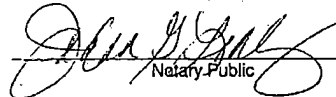
JoAnn G. Libby
NOTARY PUBLIC
STATE OF RI
My Commission Expires 7/15/2015

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF Rhode Island
COUNTY / DISTRICT OF Providence

On this, the 31 day of January, 2014 before me JoAnn G. Libby, the undersigned officer, personally appeared Leslie Milner, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

JoAnn G. Libby
NOTARY PUBLIC
STATE OF RI
My Commission Expires 7/15/2015

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF _____
COUNTY / DISTRICT OF _____

On this, the _____ day of _____, 20____ before me _____, the undersigned officer, personally appeared Cynthia Gilliam, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

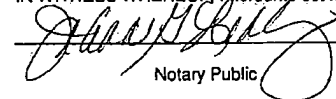
Notary Public

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF Rhode Island
COUNTY / DISTRICT OF Providence

On this, the 31 day of January, 2014 before me JoAnn G. Libby, the undersigned officer, personally appeared Barbara Sullivan, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

JoAnn G. Libby
NOTARY PUBLIC
STATE OF RI
My Commission Expires 7/15/2015

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WASHINGTON

On this, the _____ day of _____, _____, before me _____,
the undersigned officer, personally appeared **C. Barry Osborne**, who acknowledged himself to be the Vice President – Land, Southern
Marcellus Shale of **RANGE RESOURCES – APPALACHIA, LLC** a Delaware limited liability company and that he as such, being
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself
as Vice President – Land, Southern Marcellus Shale.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

OIL AND GAS LEASE PAID-UP NON-SURFACE OCCUPANCY LEASE

THIS OIL AND GAS LEASE (the "Lease") made and entered into this _____ day of January, 2014 by and between William E. George, of 82 Austin Avenue, Greenville, RI 02828, Leslie Milner, of 75 Shirley Blvd., Cranston, RI 02910, Cynthia Gilliam, of 8070 S.W. Valley View Court, Portland, OR 97225, and Barbara Sullivan, of 334 Elmwood Ave., Wollaston, MA 02170 (whether one or more, the "LESSOR"), and RANGE RESOURCES - APPALACHIA, LLC, P.O. Box 30, Canonsburg, PA, 15317, ("LESSEE").

1. **GRANTING CLAUSE:** LESSOR, for and in consideration of One Dollar (\$1.00) and other valuable consideration paid by LESSEE, the receipt of which is acknowledged, and the covenants and agreements contained in this Lease grants, leases and lets exclusively to LESSEE, its successors and assigns, all the oil and gas, including but not limited to coal seam gas, coalbed methane gas, coalbed gas, methane gas, gob gas, and all associated natural gas and other hydrocarbons and non-hydrocarbons contained in, associated with, emitting from or produced/originating within any formation, gob area, mined out area, coal seams and all communicating zones, and their liquid or gaseous constituents, whether hydrocarbon or non-hydrocarbon, underlying the land herein leased (whether one or more, "Oil and Gas"). The Lease is granted for any or all of the following purposes: Exploring for by geophysical, geological, seismic, and other methods, including core drilling, drilling, operating for, producing, removing, transporting and marketing Oil and Gas; the right to stimulate all coal seams or other strata or formations using any and all methods and technology available at the time of stimulation; the right to conduct surveys (including geophysical and seismic surveys); to transport by pipelines or otherwise across and through the Leased Premises Oil and Gas from the lands covered by the Lease, or from lands unitized or pooled therewith, for so long as the transportation of such production may be desired by LESSEE; the placing of tanks, equipment, electric power lines, telephone lines, water lines, impoundments and ponds, compression and collection facilities, roads and structures for the production of Oil and Gas, together with the right to enter into and upon the lands covered by the Lease, or upon lands unitized or pooled therewith, at all times for the aforesaid purposes, and the right to conduct secondary or tertiary recovery operations by injecting gas, water and other fluids or air into subsurface strata. No roads from adjacent non-unitized or pooled properties shall be constructed on the lands covered by the Lease without LESSOR's written consent. Any equipment or pipelines from other wells not located on such lands or on lands unitized or pooled therewith shall be approved by LESSOR in writing.

2. **DESCRIPTION OF THE LEASED LANDS:** The lands covered by the Lease are situated in Smith Township, Washington County, Commonwealth of Pennsylvania, Tax Parcel Number(s) 570-026-00-00-0015-00, 570-026-00-00-0015-01, 570-026-00-00-0015-04, 570-026-00-00-0012-00, 570-026-00-00-0013-00, 570-026-00-00-0013-01, 570-026-00-00-0014-00, being the property lying South of Raccoon Creek and referenced and described in Deed Book 290 Page 501, being all the property owned by LESSOR or to which LESSOR may have any rights in said Township, containing 98.4196 acres, more or less, and including all adjacent or contiguous lands owned or claimed by LESSOR, although not included within the boundaries of the land particularly described above, and being the property described in Deed Book 290, Page 501, and/or at Instrument No. N/A of the Washington County Recorder of Deeds Office ("Leased Premises").

3. **TERM OF LEASE:** This Lease shall continue in force and the rights granted to LESSEE shall be quietly enjoyed by LESSEE for a term of five years from September 1, 2013 (the "Primary Term"), and as long thereafter as operations are conducted on the Leased Premises with no cessation for more than one hundred twenty (120) consecutive days, or as long as well(s) producing Oil and Gas in paying quantities or well(s) capable of producing Oil and Gas in paying quantities from the Leased Premises or from lands unitized or pooled therewith, in the sole judgment of LESSEE, or as the Leased Premises shall be operated by LESSEE or as otherwise maintained in full force and effect pursuant to the other provisions in this Lease. For purposes of this Lease, the word "operations" shall be defined as any one or more of the following: Making applications for any necessary permits required for operations, grading or preparation of a drill site; the placement of a drilling rig on a drill site location on the Leased Premises or any land unitized or pooled therewith; and the actual commencement of the drilling of either the top hole or the lateral portion, as the case may be, of any well upon the Leased Premises or lands unitized or pooled therewith. "Operations" also includes any testing, completing, fracturing or stimulating a well, reworking, recompleting, deepening, plugging back or repairing of a well in search for or with the intention of obtaining production of Oil and Gas, whether or not ultimately produced in paying quantities.

4. **PAID-UP LEASE:** This Lease is a Paid-Up Lease and shall not require the payment of any annual delay rentals to maintain the Lease in full force and effect during the Primary Term hereof. This Lease shall not terminate for any default unless LESSOR first gives LESSEE written notice by certified mail return receipt requested, of such default, and LESSEE, if in default, fails to tender such payment to LESSOR within sixty (60) days of receipt of such notice or fails within sixty (60) days of receipt of such notice to commence the compliance with such obligations stated in said notice.

5. **ROYALTY PAYMENTS:** LESSEE covenants and agrees:

(A) For oil, to pay LESSOR eighteen percent (18%) of the net amount paid to Lessee for all oil produced, saved and sold from the Leased Premises. Payment of royalty for oil marketed during any calendar month to be on or about the 60th day after receipt of such funds by LESSEE, subject to LESSEE's verification of LESSOR's mineral ownership.

(B) For gas and other hydrocarbons produced with gas, to pay LESSOR, as royalty for the gas, saved and sold from the Leased Premises, eighteen percent (18%) of the net amount realized by LESSEE for the sale and delivery of such gas. Payment of royalty for gas marketed during any calendar month to be on or about the 60th day after receipt of such funds by LESSEE, subject to LESSEE's verification of LESSOR's mineral ownership.

Any royalty payments to be made by LESSEE to LESSOR on any Oil and Gas produced from the Leased Premises and when sold by LESSEE shall be based on the net amount realized by LESSEE, computed at the mouth of the well.

(C) There shall be no deductions from the royalty payments in (A) and (B) above for any costs of production, including exploring or surveying the Leased Premises for Oil and Gas, or installing, drilling, completing, equipping and producing a well. However, such royalty payments shall be less LESSOR's pro-rata share of post-production costs. Post-production costs include, without limitation, (i) all costs actually incurred by LESSEE and all losses of produced volumes whether by use as fuel, line loss, flaring, venting or otherwise from and after the wellhead to the point of sale by LESSEE; (ii) all costs of gathering, marketing, compression, dehydration, transportation, processing and removal of liquid hydrocarbons, and other liquids or gaseous substances or impurities from the production; and (iii) any other treatment or processing required by the purchaser or to otherwise market and sell gas, oil or any other hydrocarbons or substances produced with oil or gas. LESSEE also may deduct from royalty payments LESSOR's pro-rata share of any tax imposed by any government body that is levied upon the value of production or the severance of Oil and Gas from the Leased Premises.

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Range Resources - Appalachia, LLC,
P. O. Box 30, Canonsburg, PA 15317

PA OGCBM-PU-NSO 5.16.2011

6. **ADDRESS FOR PAYMENTS:** All money due under this Lease shall be paid or tendered to LESSOR at the address shown above or to the credit of LESSOR through LESSOR's agent as follows: 25% to William E. George at 82 Austin Avenue, Greenville, RI 02828, 25% to Leslie Milner at 75 Shirley Blvd., Cranston, RI 02910, 25% to Cynthia Gilliam at 8070 S.W. Valley View Court, Portland, OR 97225, and 25% to Barbara Sullivan at 334 Elmwood Avenue, Wollaston, MA 02170, and such agent shall continue as LESSOR's agent to receive any and all sums payable under this Lease regardless of changes in ownership in the Leased Premises, or in the Oil and Gas or in the royalties payable under this Lease until delivery to LESSEE of notice of change of ownership. No change of ownership in the Leased Premises or in the royalties payable under this Lease shall be binding on LESSEE until sixty (60) days after a notice is delivered to LESSEE, duly signed by the parties including a certified copy of the instruments of conveyance or assignment to such new owner, which have been properly filed of record.

7. **CESSATION OF OPERATIONS OR PRODUCTION / CONTINUOUS OPERATIONS:** If, at the expiration of the Primary Term, Oil and Gas are not being produced on the Leased Premises, or on acreage unitized or pooled therewith, but LESSEE is then engaged in drilling, completion or reworking operations thereon or shall have completed a dry hole thereon within one hundred twenty (120) days prior to the end of the Primary Term, this Lease shall remain in full force and effect so long as operations for drilling or reworking continue with no cessation of more than one hundred twenty (120) consecutive days, and if they result in the production of Oil and Gas, so long thereafter as Oil and Gas is produced from said Leased Premises or from acreage unitized or pooled therewith. If, after the expiration of the Primary Term of this Lease and after Oil and Gas is produced from the Leased Premises or upon lands unitized or pooled therewith, the production thereof should cease from any cause, this Lease shall not terminate if LESSEE commences operations for drilling or reworking within one hundred twenty (120) days after the cessation of such production, but shall remain in force and effect so long as such operations are prosecuted with no cessation of more than one hundred twenty (120) consecutive days, and if they result in the production of Oil and Gas, so long thereafter as Oil and Gas is produced from the Leased Premises or upon lands unitized or pooled therewith.

8. **SHUT-IN PROVISION:** If, at the end of the primary term or at any time or times thereafter, there is a well or wells on said land or on lands with which said land or any portion thereof has been pooled, capable of producing oil or gas, and all such wells are shut-in because of (i) lack of market or market facilities (including pipelines) or available transportation on existing pipelines; (ii) the necessity to construct or repair facilities including pipeline, gas processing or treating facilities or compressors, including such facilities which may be situated on lands other than those described herein; (iii) the necessity to construct, maintain, repair or replace a pipeline(s) carrying oil or gas produced from the leased lands or lands pooled therewith; (iv) as a result of events of force majeure beyond the reasonable control of lessee; or (v) under any other such similar circumstances, this lease shall continue in force as though operations were being conducted on said land or oil or gas produced therefrom for so long as said wells are shut-in, and thereafter this lease shall continue in force as if no shut-in had occurred, provided the shut-in payment set forth in this paragraph is paid or tendered by lessee. If, at any time or times after the expiration of the primary term, all such wells are shut-in for a period of one hundred eighty (180) consecutive days or more, and there are no other operations on said land, then before or within ten (10) days after the expiration of the one hundred eighty (180) day period of shut-in, lessee shall pay or tender by check or wire, as a shut-in royalty payment the sum of \$15.00 per net acre per annum for each acre then covered hereby for so long as all such wells are shut-in. Lessee shall make like payments or tenders at or before the end of each annual anniversary of the shut-in of the wells if upon such anniversary this lease is being continued in force solely by the provisions of this paragraph. Each such payment or tender shall be made to the parties who at the time of payment would be entitled to receive the royalties which would be paid under this lease if the wells were producing.

9. **POOLING and UNITIZATION:** LESSOR grants to LESSEE the right at any time and/or from time to time as deemed necessary or advisable by Lessee, to pool or consolidate the Leased Premises or any part thereof or strata under the Leased Premises with other lands, whether owned by or leased to LESSEE or owned by or leased to others, to form an oil, gas, and/or coalbed methane gas pooled unit for the purpose of drilling a well or wells thereon. Units pooled for oil shall not exceed a total of eighty (80) acres each in area and units pooled for gas or coalbed methane gas shall not exceed a total of one thousand two hundred eighty (1,280) acres each in area, unless any governmental entity having jurisdiction prescribes or permits the creation of units larger than those specified, for the drilling or operation of a well to be drilled, drilling or already drilled in which case the unit may be as large as permitted. LESSEE may pool or consolidate acreage covered by this Lease or any portion thereof in any one or more strata. The units formed by pooling as to any stratum or strata need not conform in size or area with the unit or units into which the Lease is pooled or consolidated as to any other stratum or strata, and oil units need not to conform as to area with gas and/or coalbed methane units. The pooling or consolidation in one or more instances shall not exhaust the rights of LESSEE to pool this Lease or portions thereof into other units. LESSEE shall effect such pooling or consolidation by executing a designation of unit either before or after the drilling of a unit well, with the same formality as this Lease setting forth the leases or portions thereof consolidated, and recording the same in the Recorder's Office at the courthouse in the county in which the Leased Premises are located. LESSEE may, at its election, exercise its pooling rights before or after commencing operations for or completing an oil, gas or coalbed methane gas well on the Leased Premises, and the pooled unit may include, but is not required to include, land or leases upon which a well capable of producing Oil and Gas in paying quantities has been completed or upon which operations for the drilling of a well for Oil and Gas has been commenced. In the event of operations for drilling on or production of Oil and Gas from any part of a pooled unit which includes all or a portion of the Leased Premises regardless of whether such operations were commenced before or after the execution of this instrument or the instrument designating the pooled unit, such operations shall be considered as operations under this Lease whether or not the well or wells are located on the surface of the Leased Premises and, in such event, operations shall be deemed to have been commenced within the meaning of paragraph 4 of this Lease; and the entire acreage constituting such unit or units, as to oil, gas or coalbed methane gas, shall be treated for all purposes, except the payment of royalties on production from the pooled unit, as if the same were included in this Lease. Any well drilled in said pooled unit whether or not located on the Leased Premises, shall nevertheless be deemed to be located upon the Leased Premises within the meaning and for the provisions and covenants of this Lease to the same effect as if all the lands comprising said unit were described in and subject to this Lease and LESSOR agrees to accept, in lieu of the royalty provided in Paragraph 5 of this Lease, that proportion of such royalty which the acreage covered by this Lease and included in such unit bears to the total number of acres comprising said pooled unit. The production from an oil well will be considered as production from the Lease or oil pooled unit which it is producing and not as production from a gas pooled unit or a coalbed methane gas pooled unit; production from a gas well will be considered as production from the Lease or gas pooled unit from which it is producing and not from an oil pooled unit or coalbed methane gas pooled unit; and production from a coalbed methane gas well will be considered as production from the Lease or coalbed methane gas pooled unit from which it is producing and not from an oil pooled unit or gas pooled unit. If the well in said pooled unit shall be shut in, the shut-in royalty provided for in Paragraph 8 shall be payable to LESSOR in the proportion that the acreage of the Leased Premises included in the unit bears to the entire acreage so pooled or consolidated. LESSEE shall have the right to amend, alter, correct, enlarge or diminish the size of any such pooled unit at any time in the same manner as provided in this Lease.

10. **PROPORTIONATE REDUCTION:** In the event LESSOR owns a lesser interest in the Oil and Gas in the Leased Premises or any part thereof than the entire and undivided fee simple, then the royalties, shut-in royalty payment and/or all other payments provided for shall be paid to LESSOR only in the proportion which such interest bears to the whole and undivided fee simple estate therein. If the Leased Premises is owned by two or more parties, or the ownership of any interest is transferred by sale, devise or operation of law, the

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P. O. Box 30, Canonsburg, PA 15317

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Leased Premises, nevertheless, may be held, developed and operated as an entirety, and the royalties and shut-in royalties provided for in this Lease shall be divided among and paid to such several owners in the proportion that the interest owned by each such owner bears to the entire Leased Premises.

- 11. ASSIGNMENT RIGHTS / PAYOFF LIENS:** LESSEE shall have the right to assign and transfer this Lease in whole or in part by area and/or by depth or strata at anytime, and LESSOR waives notice of any assignment or transfer of this Lease. LESSOR agrees that when and if this Lease is assigned, the assigning LESSEE shall have no further obligations to LESSOR. LESSOR further grants to the LESSEE, for the protection of LESSEE's interest hereunder, the right to pay and satisfy or reduce, either before or after maturity, any judgment, claim, lien or mortgage against LESSOR's interest in the Leased Premises and upon any such payment to become subrogated to the rights of such claimant, lien holder or mortgagor, and the right to deduct amounts so paid from all royalties or other payments payable or which may become payable to LESSOR and/or LESSOR's assigns under this Lease.
- 12. SURFACE OPERATIONS:** LESSEE shall repair and restore the surface of the Leased Premises, as a result of Lessee's operations, to as close as reasonably practical the condition in which the Leased Premises existed at the time of the commencement of drilling operations and such restoration and reclamation shall be commenced within one (1) year after the conclusion of completion operations on any well drilled on the Leased Premises, weather permitting. When required by LESSOR, LESSEE will bury all pipelines below ordinary plow depth or a minimum of 18", and no well shall be drilled within two hundred (200) feet of any residence or barn now on the Leased Premises without LESSOR's prior consent.
- 13. LESSOR RESTRICTIONS:** LESSOR agrees to abide by all reasonable safety policies of LESSEE with respect to LESSEE's operations, including but not limited to the following: No dwellings or structures of any kind shall be erected or moved on a drilling location within one hundred feet (100') of a well, tank battery or other related facility or appurtenance, or within twenty-five feet (25') of LESSEE's pipelines.
- 14. LESSEE'S RIGHTS:** LESSEE shall have the right to use oil, gas, coalbed methane gas, water, and/or minerals for operating on the Leased Premises and the right at any time during or after the expiration of this Lease to remove all pipe, well casing, machinery, equipment or fixtures placed on the Leased Premises. LESSEE shall have the right to release this Lease or any portion thereof at anytime by giving written notice to LESSOR describing the portion which it elects to surrender as to area or depth or formation, or by returning the Lease to LESSOR with the endorsement of surrender thereof, or by recording the release or partial release of this Lease, any of which shall be a full and legal surrender of this Lease as to all of the Leased Premises or such portion thereof as the release shall indicate, and any payments due under this Lease based on net acres shall be reduced in proportion to the acreage surrendered. As to any portion of the Lease or Leased Premises so surrendered, Lessee shall have reasonable and convenient easements for any existing wells, pipelines, roadways and other facilities on the lands surrendered. LESSOR expressly acknowledges and agrees that there shall further be no covenant to develop the Leased Premises.
- 15. EXISTING WELLS EXCEPTED:** LESSOR excepts and reserves from this Lease any and all existing well(s) that may be situated on the Leased Premises. LESSEE shall not be responsible for any liabilities, including environmental or plugging obligations associated with said well(s).
- 16. FORCE MAJEURE:** In the event LESSEE is unable to perform any of the acts of LESSEE by reason of force majeure, including but not limited to acts of God, adverse weather conditions, strikes, riots and governmental restrictions including but not limited to restrictions on the use of roads, the issuance of permits to drill or other state or federal orders or moratoriums related to drilling operations, or the inability to obtain a satisfactory market or pipelines or transportation for the sale of production, or the failure of purchasers or carriers to take or transport such production, or by any other cause not reasonably within LESSEE's control, this Lease shall remain in full force and effect until LESSEE can reasonably perform said act or acts or to remove the restriction causing the delay and in no event shall this Lease expire for a period of ninety (90) days after the termination or elimination of such force majeure event.
- 17. TOLLING DURING DISPUTE:** LESSOR and LESSEE agree that it is in their mutual interest not to require LESSEE to engage in operations (as defined herein) during any period of time in which the validity of the Lease is challenged, contested, or disputed. If any judicial proceeding is commenced in which the validity of the Lease is disputed, or if LESSOR takes any action which would prevent LESSEE from enjoying the benefits of or complying with the terms of the Lease, then the Primary Term (if still in effect) and/or LESSEE's obligation to conduct operations on the Leased Premises or on lands unitized or pooled therewith, in order for the Lease to continue beyond the Primary Term (if the Primary Term has lapsed), shall be tolled and extended during the pendency of the dispute or judicial proceeding - from its commencement through the resolution of the dispute or, in the case of a judicial proceeding, entry of a final, non-appealable judgment - plus an additional 90 days from the resolution of the dispute or entry of the final, non-appealable judgment.
- 18. INDEMNIFICATION:** LESSEE agrees to indemnify, protect, save harmless and defend LESSOR from and against any loss, claim or expense, including without limitation claims for injury or death to persons or damage to property occurring as a result of LESSEE's use of the Leased Premises, or as a result of loss, expense, injury, death or damage which would not have occurred but for LESSEE's use of the Leased Premises, except to the extent any such damage or injury is caused in whole or in part by LESSOR's negligence, gross negligence or intentional acts.
- 19. NOTICE:** In the event of any default or alleged default by LESSEE in the performance of any of its obligations under this Lease, LESSOR shall notify LESSEE in writing setting out specifically in what respects LESSEE has breached this Lease. LESSEE shall then have sixty (60) days after receipt of said notice within which to dispute such alleged default or to meet or commence to meet all or any part of the default alleged by LESSOR. The service of said notice shall be precedent to the bringing of any action by LESSOR arising out of or related to this Lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on LESSEE. Neither the service of said notice nor the doing of any acts by LESSEE aimed to meet all or any part of the alleged breaches shall be deemed an admission or presumption that LESSEE has failed to perform any or all of its obligations under this Lease. All notices to LESSEE provided for in this Lease shall be sent by certified mail return receipt requested to LESSEE at LESSEE's address provided on Page One (1) of this Lease.
- 20. PREFERENTIAL RIGHT TO PURCHASE:** In the event LESSOR, during the term of this Lease, receives a bona-fide offer which LESSOR is willing to accept from any party offering to pay LESSOR for an oil and gas lease covering any or all of the substances covered by this Lease and covering all or a portion of the Leased Premises, LESSOR agrees to notify LESSEE in writing of said offer immediately, including in the notice the name and address of the offeror, the price offered and all other pertinent terms and conditions of the offer. LESSEE, for a period of fifteen (15) days after receipt of the notice by certified return receipt mail, shall have the prior and preferred right and option to acquire from LESSOR a lease or other rights covering all or part of the Leased Premises at the price and according to the terms and conditions specified in the offer. If LESSEE does not respond within said fifteen (15) day notice period, it will be deemed that LESSEE waives its rights with regard to such offer.

INITIALS -

Page 3

This document was prepared by and when recorded return to:
Range Resources - Appalachia, LLC,
P. O. Box 30, Canonsburg, PA 15317

PA OGCBM-PU-NSO 5.16.2011

21. **EXTENSION OF LEASE:** Prior to the expiration of the Primary Term of this Lease, LESSEE shall have the option to extend all or any portion of this Lease for an additional term of _____ years, which will serve to extend the Primary Term of this Lease to a total of _____ years. LESSEE shall exercise such option by tendering to LESSOR a payment in the amount of _____ per net acre. LESSOR further grants LESSEE the exclusive option and right to extend this Lease, under the same terms and conditions contained herein. Such option may be exercised by LESSEE at any time prior to the end of the original _____ year Primary Term by notifying LESSOR in writing that LESSEE is exercising its right to extend this Lease and contemporaneous with said notice LESSEE shall pay or tender to LESSOR the consideration set forth above. LESSOR agrees to allow LESSEE to file of record, a notice of LESSEE's exercise of the option to extend the Primary Term of this Lease.

22. **PRIOR LEASE PROVISION:** LESSOR warrants that LESSOR is not currently receiving any bonus, delay rental, including storage payments or production royalty or shut-in royalties as the result of the existence of any prior oil and gas lease or storage lease covering any or all of the Leased Premises; that the Leased Premises is not currently subject to any prior oil and gas lease or storage lease; and that there are no producing wells currently existing on the Leased Premises, or upon other lands within the boundaries of a drilling or production unit utilizing all or a part of the Leased Premises. LESSOR further warrants that there are no current surface operations being conducted upon the Leased Premises in preparation for the drilling of a well upon the Leased Premises and that may be construed as extending the terms of a prior oil and gas lease that covered the Leased Premises.

INITIALS AFFIRMING ABOVE STATEMENT:

23. **SPECIAL WARRANTY:** LESSOR warrants title to the Leased Premises only as to defects arising during the time of its ownership of the Leased Premises, and not against any title defects that existed prior to such ownership. All covenants and conditions between the parties shall extend to their heirs, personal representatives, successors and assigns. It is mutually agreed that this Lease contains and expresses all of the agreements and understandings of the parties with regard to the subject matter thereof, and no implied covenant, agreement or obligation shall be read into this Lease or imposed upon the parties or either of them. LESSOR further agrees to sign such additional documents as may be reasonably requested by LESSEE to perfect LESSEE's title to the Oil and Gas leased herein.

24. **SEVERABILITY:** This Lease shall in all circumstances be construed against invalidation, termination, or forfeiture. Failure of payment of rental or royalty on any part of this Lease shall not void this Lease as to any other part. If any provision of this Lease shall be determined to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. The parties expressly agree that in the event any provision of this Lease is determined to be invalid, illegal, and unenforceable or in conflict with the law of any jurisdiction, the provision shall be revised in such manner as to be valid, legal, and enforceable.

25. **COUNTERPARTS:** This Lease may be executed either as one instrument or in several partially executed counterparts and the original and all counterparts shall be construed together and shall constitute one Lease. Should fewer than all of the named LESSORS execute this Lease, this Lease shall be binding on only those parties who are signatories.

26. **MEMORANDUM OF LEASE:** Lessee reserves the right and option to file a Memorandum of Oil and Gas Lease in the county Recorder's Office which will in such event serve as constructive notice of the existence of this Lease.

27. **PAID-UP LEASE FORM:** Notwithstanding anything to the contrary included herein, this Lease is a Paid-Up Lease with all bonus amounts and delay rentals, if any, due under the Lease, paid in advance and no additional payment or payments of bonus or delay rentals are owed to Lessor to maintain this Lease in force and effect throughout the original Primary Term.

28. **SURFACE USE RESTRICTION CLAUSE:** Notwithstanding any provision contained in this Lease to the contrary, Lessee is prohibited from using the surface of the Leased Premises for any purpose without the prior written consent of the Lessor.

29. **ADDENDUM AND PAY LETTER ATTACHED:** This Lease is further subject to the additional terms and conditions as detailed on the Addendum to Oil and Gas Lease and the Confidential Pay Letter which is labeled Exhibit "A", both of which are attached hereto and made a part hereof.

IN WITNESS WHEREOF, LESSORS have set their hands to this Lease. Signed and acknowledged in the presence of:

LESSOR(S):

By: _____
William E. George

By: _____
Leslie Milner

By: _____
Cynthia Gilliam

By: _____
Barbara Sullivan

INITIALS - _____

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This document was prepared by and when recorded return to:
Range Resources - Appalachia, LLC,
P. O. Box 30, Canonsburg, PA 15317

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INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF _____
COUNTY / DISTRICT OF _____

On this, the ____ day of _____, 20____ before me _____, the undersigned officer, personally appeared William E. George, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF _____
COUNTY / DISTRICT OF _____

On this, the ____ day of _____, 20____ before me _____, the undersigned officer, personally appeared Leslie Milner, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF Oregon
COUNTY / DISTRICT OF Washington

On this, the 27th day of January, 2019 before me Jorge Salmeron, the undersigned officer, personally appeared Cynthia Gilliam, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public



INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF _____
COUNTY / DISTRICT OF _____

On this, the ____ day of _____, 20____ before me _____, the undersigned officer, personally appeared Barbara Sullivan, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

INITIALS - CS

Page 5

This document was prepared by and when recorded return to:
Range Resources - Appalachia, LLC,
P. O. Box 30, Canonsburg, PA 15317

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ADDENDUM TO OIL AND GAS LEASE

ATTACHED TO AND BY REFERENCE MADE A PART OF THAT CERTAIN OIL, GAS AND COALBED METHANE LEASE DATED DAY OF JANUARY, 2014, MADE AND ENTERED INTO BY AND BETWEEN William E. George, of 82 Austin Avenue, Greenville, RI 02828, Leslie Milner, of 75 Shirley Blvd., Cranston, RI 02910, Cynthia Gilliam, of 8070 S.W. Valley View Court, Portland, OR 97225, and Barbara Sullivan, of 334 Elmwood Ave., Wollaston, MA 02170, AS LESSOR AND **RANGE RESOURCES - APPALACHIA, LLC, AS LESSEE.**

Should there be any inconsistency between the terms and conditions set forth in the main body of this lease and the terms and conditions specified in the Addendum, the provisions of the Addendum shall prevail and supersede the inconsistent provisions of the main body of this lease.

- 1.) NO STORAGE OR DISPOSAL RIGHTS CLAUSE: Notwithstanding anything to the contrary contained in the Lease, Lessee is not granted any right whatsoever to use the Leasehold, or any portion thereof, for gas storage purposes. The lease also does not grant any right to dispose of any salt water or other substance beneath the leasehold premises for any purpose without the Lessor's written consent.
- 2.) ASSIGNMENT OF LEASE: Lessee agrees that there shall be no full assignment of this lease without Lessor's prior written consent; however, Lessee shall have the ability to sell partial interests in this lease without Lessor's written consent, as long as operational authority is not transferred from the Lessee. Lessor's consent shall not be unreasonably withheld or delayed.
- 3.) SHUT-IN CLAUSE: No well shall be shut-in unless: (a) the shut-in is due to force majeure; (b) the shut-in is due to pipeline or equipment breakage, damage or malfunction; or (c) the shut-in is required because Lessee, in exercise of good faith and reasonable diligence, has been unable to secure a market for the production from such well. The shut-in status of any well shall persist only for so long as it is necessary to correct, through the exercise of good faith and due diligence, the condition giving rise to the shut-in of the well. No well shall be shut-in for the direct or indirect purpose of holding oil and/or gas reserves in place.
- 4.) NO WARRANTY OF TITLE: Lessors make no representations or warranties as to their right, title or interest in the Leased Premises or the interests subject to this Lease, and does not warrant title to said Leased Premises or interests.
- 5.) AUDIT CLAUSE: Lessor, upon thirty (30) days written notice to Lessee, shall have the right to audit during normal business hours, Lessee's accounts for the purpose of verifying the accuracy of the reports and statements furnished to Lessor, and for checking the amount of payments lawfully due the Lessor under the terms of this agreement for any calendar year within the twenty-four (24) month period following the end of such calendar year. Lessee shall bear no portion of the Lessor's audit cost incurred under this paragraph. The audits shall not be conducted more than once each year without prior approval of Lessee.
- 6.) PUGH CLAUSE: If at any time within five (5) years after the expiration of the primary term the land covered by this lease is being held solely through production from a gas pooled unit or an oil pooled unit, then Lessee agrees as part of the consideration for this lease, to release all acreage covered by this lease and not included within such gas pooled unit or such oil pooled unit.
- 7.) POST PRODUCTION COSTS: Royalty payments shall be less LESSOR's pro-rata share of post-production costs. Post-production costs include, without limitation, (i) all costs actually incurred by LESSEE and all losses of produced volumes whether by use as fuel, line loss, flaring, venting or otherwise from and after the wellhead to the point of sale by LESSEE; (ii) all costs of gathering, marketing, compression, dehydration, transportation, processing and removal of liquid hydrocarbons, and other liquids or gaseous substances or impurities from the production; and (iii) any other treatment or processing required by the purchaser or to otherwise market and sell gas, oil or any other hydrocarbons or substances produced with oil or gas. In no event shall the post production costs exceed \$0.80 per MMBTU.
- 8.) UNIT SIZE LIMITATION: Notwithstanding anything to the contrary herein, the maximum size of any consolidation or unit formed by Lessee shall not exceed 800 acres.

LESSOR(S):

By: William E. George

INITIALS - Cy

Page 6

This document was prepared by and when recorded return to:
Range Resources - Appalachia, LLC,
P. O. Box 30, Canonsburg, PA 15317

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By: _____
Leslie Milner

By: Cynthia Gilliam
Cynthia Gilliam

By: _____
Barbara Sullivan

INITIALS - G

Page 7

This document was prepared by and when recorded return to:
Range Resources – Appalachia, LLC,
P. O. Box 30, Canonsburg, PA 15317

PA OGCBM-PU-NSO 5.16.2011

MEMORANDUM OF OIL, GAS & COALBED METHANE LEASE

THIS MEMORANDUM OF OIL, GAS & COALBED METHANE LEASE ("Memorandum"), dated this day of January, 2014 by and between William E. George, of 82 Austin Avenue, Greenville, RI 02828, Leslie Milner, of 75 Shirley Blvd., Cranston, RI 02910, Cynthia Gilliam, of 8070 S.W. Valley View Court, Portland, OR 97225, and Barbara Sullivan, of 334 Elmwood Ave., Wollaston, MA 02170, hereinafter called Lessor, and RANGE RESOURCES – APPALACHIA, L.L.C., P.O. Box No. 30, Canonsburg, PA, 15317, Phone No., (724) 743-6700, hereinafter called Lessee, WITNESSETH:

1. For and in consideration of One Dollar (\$1.00) and other good and valuable consideration paid and to be paid by Lessee to Lessor, and in further consideration of the rents reserved and the covenants and conditions more particularly set forth in that certain Oil, Gas And Coalbed Methane Lease between Lessor and Lessee dated , 2014 and commencing September 1, 2013, (hereinafter referred to as the "Lease") does hereby grant, demise, lease and let exclusively unto Lessee the following described premises:

Said land is situate in Smith Township, Washington County, Commonwealth of Pennsylvania, Tax Parcel Number(s) 570-026-00-00-0015-00, 570-026-00-00-0015-01, 570-026-00-00-0015-04, 570-026-00-00-0012-00, 570-026-00-00-0013-00, 570-026-00-00-0013-01, 570-026-00-00-0014-00, being the property lying South of Raccoon Creek and referenced and described in Deed Book 290 Page 501, being all the property owned by Lessor or to which the Lessor may have any rights in said Township or adjoining Townships, containing 98.4196 acres, more or less, and being the property described in Deed Book 290, Page 501, and/or at Instrument No. N/A of the Washington County Record of Deeds.

2. TO HAVE AND TO HOLD the Premises for a term of five (5) years thereafter from the commencement date, which term may be extended for a year term after the expiration of the initial primary term, pursuant to paragraph 24 of the Lease, said Lease extension period expiring day of and so much longer thereafter as oil, gas or coalbed methane gas or their constituents are produced or are capable of being produced on the Premises in paying quantities, or as the Premises shall be operated by Lessee in the search of oil, gas or coalbed methane gas as further set forth in the Lease, unless earlier terminated in accordance with the terms and provisions of the Lease.

3. The rental, covenants, provisions and conditions of this Memorandum shall be the same as the rental, covenants, provisions and conditions set forth in the Lease to which rental, covenants, provisions and conditions reference is hereby made and the same are hereby incorporated by reference as though fully written herein.

4. In the event the Lease is in the future amended or supplemented by written instrument executed by the parties in interest thereto or shall be assigned or terminated in any manner permitted under the terms thereof, then without any further act or instrument whatsoever, this Memorandum shall likewise and to the same effect be amended, assigned or terminated, as the case may be.

5. This Memorandum is executed in simplified short form for the convenience of the parties and for the purpose of recording the same and this Memorandum shall not have the effect of in any way modifying, supplementing or abridging the Lease or any of its provisions as the same or now or may hereafter be in force and effect.

6. This Lease may be executed either as one instrument or in several partially executed counterparts and the original and all counterparts shall be construed together and shall constitute one Lease. Should less than all of the named Lessors execute this Lease, this Lease shall be binding on only those who are signatories thereto.

IN WITNESS WHEREOF the Lessors have hereunder set their hands. Signed and acknowledged in the presence of:

LESSOR(S):

LESSEE:
RANGE RESOURCES – APPALACHIA, LLC

By: William E. George

By: C. Barry Osborne
Its: Vice President, Land – Southern Marcellus Shale

By: Leslie Milner

By: Cynthia Gilliam

By: Barbara Sullivan

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF _____
COUNTY / DISTRICT OF _____

On this, the _____ day of _____, 20____ before me _____, the undersigned officer, personally appeared William E. George, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF _____
COUNTY / DISTRICT OF _____

On this, the _____ day of _____, 20____ before me _____, the undersigned officer, personally appeared Leslie Milner, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

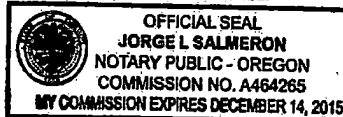
INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF Oregon
COUNTY / DISTRICT OF Washington

On this, the 27th day of June, 2014 before me Jorge L. Salmeron, the undersigned officer, personally appeared Cynthia Gilliam, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public



INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH / STATE OF _____
COUNTY / DISTRICT OF _____

On this, the _____ day of _____, 20____ before me _____, the undersigned officer, personally appeared Barbara Sullivan, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WASHINGTON

On this, the _____ day of _____, before me _____,
the undersigned officer, personally appeared **C. Barry Osborne**, who acknowledged himself to be the Vice President -- Land, Southern
Marcellus Shale of **RANGE RESOURCES -- APPALACHIA, LLC** a Delaware limited liability company and that he as such, being
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself
as Vice President -- Land, Southern Marcellus Shale.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

EXHIBIT B



R0017JGR

WCR000312

JEROME BARDELLA
 RECORDER OF DEEDS
 WASHINGTON, PA
 Pennsylvania
 INSTRUMENT NUMBER
 201509327
 RECORDED ON
 Apr 02, 2015
 1:38:58 PM
 Total Pages: 5
 RECORDING FEES \$158.00
 TOTAL PAID \$158.00
 JWR 220295 USER: GM

OIL, GAS AND MINERAL DEED

Made the 1 day of APRIL, 2015

BETWEEN WILLIAM E. GEORGE of Greenville, Rhode Island (hereinafter referred to as the "Grantor"),

and

WILLIAM E. GEORGE and PAULA T. GEORGE, TRUSTEES
 OF THE REVOCABLE LIVING TRUST AGREEMENT OF
 WILLIAM E. GEORGE - 2015 (hereinafter referred to as the "Grantee"),

WITNESSETH, that in consideration of One Dollar (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, Grantor's undivided TWENTY-FIVE PERCENT (25%) interest in and to all of the oil, gas and other minerals underlying the property described below and all of the shale(s) in which such oil, gas(es) or other hydrocarbons may exist or from which such oil, gas(es) or other hydrocarbons may emanate or be produced, including, but not limited to, all oil(s), gas(es) and other hydrocarbons of all natures and descriptions whatsoever and all formations and horizons of all natures or descriptions whatsoever in which such oil(s) or gas(es) may exist or from which such oil(s), gas(es) or other hydrocarbons may emanate or be produced by any technology whether now known or hereafter developed in and under and that may be produced from the following described lands situate in Smith Township, Washington County, Pennsylvania, bounded and described in that certain deed from John W. Keys and Mary Keys, his wife, to Pittsburgh (sic) and Eastern Coal Company, a Corporation or body politic, recorded in Deed Book Volume 290, Page 501.

BEING designated as Parcel ID Nos. 570-026-00-00-0015-00 (87.6377 ac.), 570-026-00-00-0015-01 (Lot 2-1.00 ac.), 570-026-00-00-0015-02 (Lot 1), 570-026-00-00-015-03 (Lot 2 2.0 ac.), 570-026-00-00-0015-04 (Lot 5 2.0 ac.), 570-026-00-00-0012-00 (Lot 1.7 ac.), 570-026-00-00-0013-00 (Lot 1.1 ac.), 570-026-00-00-0013-01 (Vacant Lot 1 acre or less) and 570-026-00-00-0014-00 (Lot 2.1 ac.).

UNDER AND SUBJECT to all exceptions and reservations of record.

FOR CHAIN OF TITLE, see Affidavit of Heirship recorded at Deed Book Volume 201509325 Page on April 2, 2015 in the Recorder of Deeds Office of Washington County.

THIS TRANSFER IS EXEMPT FROM REALTY TRANSFER TAX PURSUANT TO 72 P.S. § 8102-C.3(8.1), AS IT IS A TRANSFER TO THE TRUSTEES OF A LIVING TRUST FROM THE SETTLOR OF THE LIVING TRUST.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor for his heirs and assigns, hereby covenants and agrees that he will WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

WITNESS:

Shirley M. O.

William E. George
William E. George

ACKNOWLEDGMENT

State of Rhode Island)

County of Providence)

On this the 1 day of April, 2015, before me, a Notary Public, personally appeared William E. George, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same in the capacity stated therein and for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Nancy A. Izzo
Notary Public

NANCY A. IZZO
Notary Public, State of Rhode Island
My Commission Expires Jan. 20, 2019

I do hereby certify that the precise residence and complete post office address of the within named Grantee is:

82 Austin Avenue
Greenville, RI 02828

William E. Gay, Trustee
Paula T. George, Trustee

Grantee or Agent for Grantee.

Upon recording, return to:

Tammy L. Ribar, Esquire
Houston Harbaugh, P.C.
Three Gateway Center
401 Liberty Avenue, 22nd Floor
Pittsburgh, PA 15222-1005

REV-183 EX (2-15)

PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid **0**
Book Number **201509327**
Page Number
Date Recorded **4/2/15**

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Robert J. Burnett, Esquire	Telephone Number 412.281.5060
Mailing Address Houston Harbaugh, P.C., 401 Liberty Avenue, 22nd Floor	City Pittsburgh
State PA	Zip Code 15222

B. TRANSFER DATA

Date of Acceptance of Document / /	Grantor(s) / Lessor(s) William E. George	Telephone Number 412.281.5060	Grantee(s) / Lessee(s) William E. George and Paula T. George, Trustees of the Revocable Living Trust Agreement of William E. George - 2015	Telephone Number 412.281.5060
Mailing Address 82 Austin Avenue	City Greenville	State RI	Zip Code 02828	

C. REAL ESTATE LOCATION

Street Address N/A, for oil, gas and minerals	City, Township, Borough Smith
County Washington	School District Burgettstown Area
	Tax Parcel Number 570-026-00-00-0015-00 (87.6377 ac.) and see attached

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration \$1.00	2. Other Consideration + 0	3. Total Consideration = \$1.00
4. County Assessed Value \$N/A, for oil, gas and minerals	5. Common Level Ratio Factor x 9.17	6. Fair Market Value = \$N/A

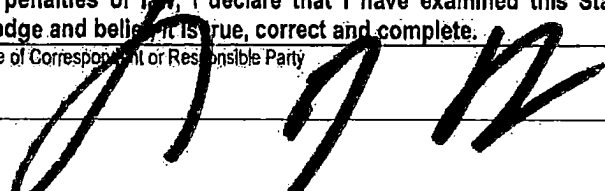
E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 25%	1c. Percentage of Grantor's Interest Conveyed 100%
-----------------------------------------	------------------------------------------------------------	-------------------------------------------------------

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedent) (Estate File Number)
- ☒ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach a complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attachment copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 1 APR 2015
----------------------------------------------------------------------------------------------------------------------------------------	--------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Continuation page of Realty Transfer Tax Statement of Value regarding
Oil, Gas and Mineral Deed Between William E. George and William E. George and Paula T.
George, Trustees of the Revocable Living Trust Agreement of William T. George - 2015

Additional Tax Parcel Numbers:

570-026-00-00-0015-01 (Lot 2- 1.00 ac);
570-026-00-00-0015-02 (Lot 1);
570-026-00-00-0015-03 (Lot 2 2.0 ac.);
570-026-00-00-0015-04 (Lot 5 2.0 ac.);
570-026-00-00-0012-00 (Lot 1.7 ac.);
570-026-00-00-0013-00 (Lot 1.1 ac.);
570-026-00-00-0013-01 (Vacant Lot 1 acre or less); and
570-026-00-00-0014-00 (Lot 2.1 ac.)

EXHIBIT C

DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
PENNSYLVANIA

INSTRUMENT NUMBER
201601560

RECORDED ON

Jan 20, 2016
12:20:25 PM

Total Pages: 4

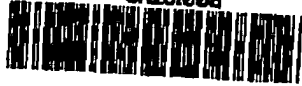
RECORDING FEES

TOTAL PAID \$155.50

HW: 645902 USER: GN

210000012

RS0187X5



OIL, GAS AND MINERAL DEED

Made the 8th day of January, 2016

BETWEEN CYNTHIA M. GILLIAM of Portland, Oregon (hereinafter referred to as the "Grantor"),

And

RUTH G. EXLEY of Portland, Oregon (hereinafter referred to as the "Grantee"),

WITNESSETH, that in consideration of One Dollar (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, Grantor's undivided TWENTY-FIVE PERCENT (25%) interest in and to all of the oil, gas and other minerals underlying the property described below and all of the shale(s) in which such oil, gas(es) or other hydrocarbons may exist or from which such oil, gas(es) or other hydrocarbons may emanate or be produced, including, but not limited to, all oil(s), gas(es) and other hydrocarbons of all natures and descriptions whatsoever and all formations and horizons of all natures or descriptions whatsoever in which such oil(s) or gas(es) may exist or from which such oil(s), gas(es) or other hydrocarbons may emanate or be produced by any technology whether now known or hereafter developed in and under and that may be produced from the following described lands situate in Smith Township, Washington County, Pennsylvania, bounded and described in that certain deed from John W. Keys and Mary Keys, his wife, to Pittsburgh (sic) and Eastern Coal Company, a Corporation or body politic, recorded in Deed Book Volume 290, Page 501.

BEING designated as Parcel ID Nos. 570-026-00-00-0015-00 (87.6377 ac.), 570-026-00-00-0015-01 (Lot 2-1.00 ac.), 570-026-00-00-0015-02 (Lot 1), 570-026-00-00-0015-03 (Lot 2 2.0 ac.), 570-026-00-00-0015-04 (Lot 5 2.0 ac.), 570-026-00-00-0012-00 (Lot 1.7 ac.), 570-026-00-00-0013-00 (Lot 1.1 ac.), 570-026-00-00-0013-01 (Vacant Lot 1 acre or less) and 570-026-00-00-0014-00 (Lot 2.1 ac.).

UNDER AND SUBJECT to all exceptions and reservations of record.

FOR CHAIN OF TITLE, see Affidavit of Heirship recorded as Instrument Number 201509325 on April 2, 2015 in the Recorder of Deeds Office of Washington County.

THIS TRANSFER IS EXEMPT FROM REALTY TRANSFER TAX PURSUANT TO 72 P.S. §8102-C.3(6) AS IT IS A TRANSFER FROM PARENT TO CHILD.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, her successors and assigns forever, and the Grantor for her heirs and assigns, hereby covenants and agrees that she will WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal the day and year first above written.

WITNESS:

Ralph Gilliam

Cynthia M. Gilliam
Cynthia M. Gilliam

ACKNOWLEDGMENT

State of Oregon)
County of Washington)

On this the 8 day of January, 2016, before me, a Notary Public, personally appeared Cynthia M. Gilliam, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same in the capacity stated therein and for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Laurissa Henry
Notary Public

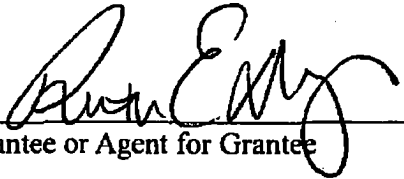
**Continuation page of Realty Transfer Tax Statement of Value regarding
Oil, Gas and Mineral Deed between Cynthia M. Gilliam, Grantor, and Ruth G. Exley, Grantee**

Additional Tax Parcel Numbers:

570-026-00-00-0015-01 (Lot 2- 1.00 ac.);
570-026-00-00-0015-02 (Lot 1);
570-026-00-00-0015-03 (Lot 2 2.0 ac.);
570-026-00-00-0015-04 (Lot 5 2.0 ac.);
570-026-00-00-0012-00 (Lot 1.7 ac.);
570-026-00-00-0013-00 (Lot 1.1 ac.);
570-026-00-00-0013-01 (Vacant Lot 1 acre or less); and
570-026-00-00-0014-00 (Lot 2.1 ac.)

I do hereby certify that the precise residence and complete post office address of the within named Grantee is:

3279 NE Dunckley St.
Portland, OR 97212


Grantee or Agent for Grantee

Upon recording, return to:

William J. Blakemore, Esquire
Houston Harbaugh, P.C.
Three Gateway Center
401 Liberty Avenue, 22nd Floor
Pittsburgh, PA 15222-1005

EXHIBIT D

Redacted
 BARBARA SULLIVAN
 334 ELMWOOD AVE
 WOLLASTON MA 02170-

Range Resources Corporation and subsidiaries

Ck. Date: 9/30/20

Check No. 0011161951

IF YOU HAVE QUESTIONS CONCERNING YOUR CHECK PLEASE CALL ROYALTY INQUIRY
 Line AT 844-594-6775 OR EMAIL ownerrelations@rangeresources.com.

RETAIN FOR YOUR RECORDS.

PLEASE NOTE: IF YOU SHOULD REQUEST A DUPLICATE COPY OF YOUR PRODUCTION DETAIL
 OR A REISSUED CHECK TO BE PROCESSED, THERE WILL BE A \$25 CHARGE TO COVER
 ADMINISTRATIVE EXPENSE. THE CHARGE WILL BE DEDUCTED FROM YOUR SUBSEQUENT
 REVENUE DISTRIBUTION CHECK.

*Range Resources Corporation and subsidiaries*

100 Throckmorton Street, Ste 1200

Fort Worth, Texas 76102

844-594-6775

OwnerRelations@rangeresources.com

VOID

DATE	CHECK NO.	AMOUNT
9/30/20	0011161951	\$*****510.38

PAY FIVE HUNDRED TEN AND 36 / 100 DOLLARS

TO THE
 ORDER
 OF

Redacted
 BARBARA SULLIVAN
 334 ELMWOOD AVE
 WOLLASTON MA 02170-

RANGE RESOURCES CORPORATION and subsidiaries
100 THROCKMORTON ST STE 1200
FORT WORTH TX 76102

BARBARA SULLIVAN
334 ELMWOOD AVE
WOLLASTON MA 02170-

OWNER NUMBER: 11161951
CHECK NUMBER: 09/30/2020
CHECK DATE: 1 OF 15
PAGE NUMBER:

PROPERTY#	INT	PC	DOI	SALES VOLUMES	PROPERTY NAME	STATE	COUNTY	PRICE	DC RATE	DC	MMBTU	GROSS VALUE	TAXES	DEDUCTIONS	DC	NET VALUE
410160008	2	3	R5	MOCEK JOHN 11222 4H	21.530	PENNSYLVANIA	WASHINGTON									
OWNER#:	04/2018															
	04/2018															
TOTALS																
410160008	2	3	R5	MOCEK JOHN 11222 4H	23.702	PENNSYLVANIA	WASHINGTON									
OWNER#:	05/2018															
	05/2018															
TOTALS																
410160008	2	3	R5	MOCEK JOHN 11222 4H	25.330	PENNSYLVANIA	WASHINGTON									
OWNER#:	06/2018															
	06/2018															
TOTALS																
410160008	2	3	R5	MOCEK JOHN 11222 4H	26.944	PENNSYLVANIA	WASHINGTON									
OWNER#:	07/2018															
	07/2018															
TOTALS																
410160008	2	3	R5	MOCEK JOHN 11222 4H	26.171	PENNSYLVANIA	WASHINGTON									
OWNER#:	08/2018															
	08/2018															
TOTALS																
410160008	2	3	R5	MOCEK JOHN 11222 4H	30.319	PENNSYLVANIA	WASHINGTON									
OWNER#:	09/2018															
	09/2018															
TOTALS																

298.02- PHI
.05-

.05

557.74- PHI
.11-

.11

303.27- PHI
.04-

.04

682.79- PHI
.12-

.12

603.80- PHI
.11-

.11

538.00- PHI
.10-

.10

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PROPERTY#		INT	PC	DOI	PROPERTY NAME		STATE		COUNTY		SALES VALUES					NET VALUE	
					SALES VOLUMES		PRICE		DC RATE								
		PROD DATE	MCF/DBL	BTU	MMBTU	MCF/DBL	MMBTU	MCF/DBL	MMBTU	GROSS VALUE	TAXES	DEDUCTIONS	DC				
410160008	07/2020	2	5	R5	MOCEK JOHN 11222 4H	23.176		PENNSYLVANIA	WASHINGTON	13,533.40				2.45			
OWNER#:		.00018175		.11													
TOTALS				.11													
410160008	09/2020				MOCEK JOHN 11222 4H			PENNSYLVANIA	WASHINGTON			.41 PWH		.41			
OWNER#:		1.00000000															
TOTALS				.00													
410160601	04/2018	2	3	R4	CAMPBELL JACOB UNIT 1H	22.301		PENNSYLVANIA	WASHINGTON			19.63- PHI		.04			
OWNER#:		.00192818															
TOTALS				.00													
410160601	05/2018	2	3	R4	CAMPBELL JACOB UNIT 1H	24.577		PENNSYLVANIA	WASHINGTON			95.90- PHI		.18			
OWNER#:		.00192818															
TOTALS				.00													
410160601	06/2018	2	3	R4	CAMPBELL JACOB UNIT 1H	26.152		PENNSYLVANIA	WASHINGTON			65.53- PHI		.13			
OWNER#:		.00192818															
TOTALS				.00													
410160601	07/2018	2	3	R4	CAMPBELL JACOB UNIT 1H	27.800		PENNSYLVANIA	WASHINGTON			127.30- PHI		.25			
OWNER#:		.00192818															
TOTALS				.00													

RANGE RESOURCES CORPORATION and subsidiaries
 100 THROCKMORTON ST STE 1200
 FORT WORTH TX 76102

BARBARA SULLIVAN
 334 ELMWOOD AVE
 WOLLASTON MA 02170-

OWNER NUMBER:
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 11161951
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PROPERTY#	INT	PC	DOI	PROPERTY NAME	STATE	COUNTY	SALES VOLUMES	PRICE	DC RATE	DC	TAXES	DEDUCTIONS	DC	NET VALUE
410160601	2	3	R4	CAMPBELL JACOB UNIT 1H	PENNSYLVANIA	WASHINGTON	BTU	MCF/BBL	MMBTU	MMBTU	GROSS VALUE			
	08/2018			26.705										
OWNER#:	.00192818													
TOTALS														
410160601	2	3	R4	CAMPBELL JACOB UNIT 1H	PENNSYLVANIA	WASHINGTON	BTU	MCF/BBL	MMBTU	MMBTU	GROSS VALUE			
	10/2018			29.696										
OWNER#:	.00192818													
TOTALS														
410160601	2	3	R4	CAMPBELL JACOB UNIT 1H	PENNSYLVANIA	WASHINGTON	BTU	MCF/BBL	MMBTU	MMBTU	GROSS VALUE			
	11/2018			22.871										
OWNER#:	.00192818													
TOTALS														
410160601	2	3	R4	CAMPBELL JACOB UNIT 1H	PENNSYLVANIA	WASHINGTON	BTU	MCF/BBL	MMBTU	MMBTU	GROSS VALUE			
	12/2018			21.669										
OWNER#:	.00192818													
TOTALS														
410160601	2	2	R4	CAMPBELL JACOB UNIT 1H	PENNSYLVANIA	WASHINGTON	BTU	MCF/BBL	MMBTU	MMBTU	GROSS VALUE			
	07/2020			1066										
OWNER#:	.00192818			12,487.01										
OWNER#:	.00192818			24.08										
OWNER#:	.00192818			13,311.15										
OWNER#:	.00192818			25.66										
TOTALS														
410160601	2	3	R4	CAMPBELL JACOB UNIT 1H	PENNSYLVANIA	WASHINGTON	BTU	MCF/BBL	MMBTU	MMBTU	GROSS VALUE			
				24.08										
OWNER#:	.00192818													
OWNER#:	.00192818													
OWNER#:	.00192818													
TOTALS														

3,729.26 FCI
 7.19
 10,094.73 GAI
 19.47
 303.54 PFC
 .59
 3.68

OWNER NUMBER:
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PROPERTY#		INT	FC	DOI	PROPERTY NAME				STATE				COUNTY				SALES VALUES				NET VALUE	
					SALES VOLUMES				PRICE				DC RATE				GROSS VALUE					
		PROD DATE	2	3	R4	MCF/BSL	BTU	MMBTU	MCF/BSL	MMBTU	MCF/BSL	MMBTU	TAXES	DEDUCTIONS	DC							
410160603		07/2018					CAMPBELL JACOB UNIT 3H	28.155			PENNSYLVANIA	WASHINGTON		106.04- PHI								
OWNER#:		.00192818												.20-								
TOTALS																						
410160603		08/2018					CAMPBELL JACOB UNIT 3H	26.993			PENNSYLVANIA	WASHINGTON		71.99- PHI								
OWNER#:		.00192818												.14-								
TOTALS																						
410160603		10/2018					CAMPBELL JACOB UNIT 3H	30.034			PENNSYLVANIA	WASHINGTON		104.20- PHI								
OWNER#:		.00192818												.20-								
TOTALS																						
410160603		11/2018					CAMPBELL JACOB UNIT 3H	23.110			PENNSYLVANIA	WASHINGTON		59.56- PHI								
OWNER#:		.00192818												.12-								
TOTALS																						
410160603		12/2018					CAMPBELL JACOB UNIT 3H	21.884			PENNSYLVANIA	WASHINGTON		62.94- PHI								
OWNER#:		.00192818												.12-								
TOTALS																						
410160603		07/2020					CAMPBELL JACOB UNIT 3H	1.284			PENNSYLVANIA	WASHINGTON		2,498.68 FCI								
OWNER#:		.00192818												4.82								
OWNER#:		.00192818												6,763.66 GAI								
TOTALS														13.04								

RANGE RESOURCES CORPORATION and subsidiaries
100 THROCKMORTON ST STE 1200
FORT WORTH TX 76102

BARBARA SULLIVAN
334 ELMWOOD AVE
WOLLASTON MA 02170-

OWNER NUMBER:
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11161951
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PROPERTY#	INT	PC	DOI	SALES VOLUMES	PROPERTY NAME	STATE	COUNTY	PRICE	BTU	MCF/BBL	MMBTU	GROSS VALUE	TAXES	DEDUCTIONS	DC	NET VALUE
----- DC RATE -----																
410160603	2	2	R4	CAMPBELL JACOB UNIT 3H	PENNSYLVANIA	WASHINGTON										
OWNER#:	.00192818	16.13		17.19								20.73		203.38 PFC		.39-
TOTALS		16.13		17.19												2.48
410160603	2	3	R4	CAMPBELL JACOB UNIT 3H	PENNSYLVANIA	WASHINGTON										
OWNER#:	.00192818	1,436.77		16.100								23,132.07		14,595.07 PHI		16.47
TOTALS		2.77										44.60		28.13		16.47
410160603	2	5	R4	CAMPBELL JACOB UNIT 3H	PENNSYLVANIA	WASHINGTON										
OWNER#:	.00192818	230.30		30.646								7,057.77		1.03 PWH		13.61
TOTALS		.44										13.61		1.03		13.61
410160603	2	5	R4	CAMPBELL JACOB UNIT 3H	PENNSYLVANIA	WASHINGTON										
OWNER#:	.00097186															
TOTALS		.00														
410160604	2	3	R3	CAMPBELL JACOB UNIT 4H	PENNSYLVANIA	WASHINGTON										
OWNER#:	.00097186	29.412												336.65- PHI		.32
TOTALS		.00												.32-		.32
410160604	2	3	R3	CAMPBELL JACOB UNIT 4H	PENNSYLVANIA	WASHINGTON										
OWNER#:	.00097186	28.165												1,399.74- PHI		1.36
TOTALS		.00												1.36-		1.36

RANGE RESOURCES CORPORATION and subsidiaries
100 THROCKMORTON ST STE 1200
FORT WORTH TX 76102

BARBARA SULLIVAN
334 ELMWOOD AVE
WOLLASTON MA 02170-

OWNER NUMBER: 11161951
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PROPERTY#	INT	PC	DOI	SALES VOLUMES	PROPERTY NAME	STATE	COUNTY	PRICE	DC RATE	MMBTU	MCF/BBU	MMBTU	GROSS VALUE	TAXES	DEDUCTIONS	DC	NET VALUE
410160604	2	3	R3	CAMPBELL JACOB UNIT 4H	PENNSYLVANIA	WASHINGTON		21.896									
OWNER#:	11/2018																
OWNER#:	.00097186																
TOTALS																	
410160604	2	3	R3	CAMPBELL JACOB UNIT 4H	PENNSYLVANIA	WASHINGTON		20.867									
OWNER#:	12/2018																
OWNER#:	.00097186																
TOTALS																	
410160604	2	2	R3	CAMPBELL JACOB UNIT 4H	PENNSYLVANIA	WASHINGTON		1.284									
OWNER#:	07/2020																
OWNER#:	.00097186																
OWNER#:	.00097186																
OWNER#:	.00097186																
OWNER#:	1.00000000																
TOTALS																	
410160604	2	3	R3	CAMPBELL JACOB UNIT 4H	PENNSYLVANIA	WASHINGTON		15.991									
OWNER#:	07/2020																
OWNER#:	.00097186																
TOTALS																	
410160604	2	5	R3	CAMPBELL JACOB UNIT 4H	PENNSYLVANIA	WASHINGTON		30.646									
OWNER#:	07/2020																
OWNER#:	.00097186																
TOTALS																	

578.87- PHI
.57
.57

439.25- PHI
.43
.43

15,358.03 FCI
14.92
41,572.61 GAI
40.40
1,250.04 PFC
1.21
13.91- R80
13.91-
21.59

75,212.97 PHI
73.11
42.48
42.48

13.72
13.72

RANGE RESOURCES CORPORATION and subsidiaries
100 THROCKMORTON ST STE 1200
FORT WORTH TX 76102

BARBARA SULLIVAN
334 ELMWOOD AVE
WOLLASTON MA 02170-

OWNER NUMBER: 11161951
CHECK NUMBER: 09/30/2020
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PAGE NUMBER:

PROPERTY#	INT	PC	DOI	PROPERTY NAME	STATE	COUNTY	SALES VOLUMES	PRICE	DC RATE	MMBTU	MCF/BBL	MMBTU	GROSS VALUE	TAXES	DEDUCTIONS	DC	NET VALUE
410160604	09/2020			CAMPBELL JACOB UNIT 4H	PENNSYLVANIA	WASHINGTON											
OWNER#:	1.00000000																
TOTALS																	
410160605	08/2018	2	3	R4	CAMPBELL JACOB UNIT 5H	PENNSYLVANIA	WASHINGTON	26.130									
OWNER#:	.00048171																
TOTALS																	
410160605	09/2018	2	3	R4	CAMPBELL JACOB UNIT 5H	PENNSYLVANIA	WASHINGTON	30.343									
OWNER#:	.00048171																
TOTALS																	
410160605	10/2018	2	3	R4	CAMPBELL JACOB UNIT 5H	PENNSYLVANIA	WASHINGTON	29.060									
OWNER#:	.00048171																
TOTALS																	
410160605	11/2018	2	3	R4	CAMPBELL JACOB UNIT 5H	PENNSYLVANIA	WASHINGTON	22.485									
OWNER#:	.00048171																
TOTALS																	
410160605	12/2018	2	3	R4	CAMPBELL JACOB UNIT 5H	PENNSYLVANIA	WASHINGTON	21.368									
OWNER#:	.00048171																
TOTALS																	

2.47 PWH
2.47
2.47-
2.47-
462.19- PHI
.22-
.22
3,075.64- PHI
1.47-
1.47
1,648.42- PHI
.79-
.79
1,070.60- PHI
.51-
.51
484.74- PHI
.24-
.24

OWNER NUMBER:
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RANGE RESOURCES CORPORATION and subsidiaries
100 THROCKMORTON ST STE 1200
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BARBARA SULLIVAN
334 ELMWOOD AVE
WOLLASTON MA 02170-

OWNER NUMBER:
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161951
09/30/2020
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PROPERTY#	INT	PC	DOI	PROPERTY NAME	STATE	COUNTY	SALES VOLUMES	PRICE	BTU	MCF/BBL	MMBTU	MCF/BBL	MMBTU	GROSS VALUE	TAXES	DEDUCTIONS	DC	NET VALUE

410160609	2	3	R2	CAMPBELL JACOB UNIT 6H	PENNSYLVANIA	WASHINGTON	28.603											
OWNER#:	10/2018																	
	.00085286																	
TOTALS							.00											
410160609	2	3	R2	CAMPBELL JACOB UNIT 6H	PENNSYLVANIA	WASHINGTON	22.178											
OWNER#:	11/2018																	
	.00085286																	
TOTALS							.00											
410160609	2	3	R2	CAMPBELL JACOB UNIT 6H	PENNSYLVANIA	WASHINGTON	21.104											
OWNER#:	12/2018																	
	.00085286																	
TOTALS							.00											
410160609	2	2	R2	CAMPBELL JACOB UNIT 6H	PENNSYLVANIA	WASHINGTON	1066											
OWNER#:	07/2020																	
	.00085286																	
OWNER#:																		
	.00085286																	
OWNER#:																		
	.00085286																	
OWNER#:	1.00000000																	
TOTALS							57.92											
410160609	2	3	R2	CAMPBELL JACOB UNIT 6H	PENNSYLVANIA	WASHINGTON	16.107											
OWNER#:	07/2020																	
	.00085286																	
TOTALS							9.13											

1,432.44- PHI
1.22-
1.22
715.50- PHI
.61-
.61
258.80- PHI
.21-
.21
20,283.82 FCI
17.30
54,906.20 GAI
46.83
1,650.97 PFC
1.40
16.14- R80
16.14-
25.03
108,736.58 PHI
92.73
54.37
54.37

OWNER NUMBER:
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RANGE RESOURCES CORPORATION and subsidiaries
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11161951
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PROPERTY#	INT	PC	DOI	PROPERTY NAME	STATE	COUNTY	SALES VALUES				
----- SALES VOLUMES -----					----- DC RATE-----					SALES VALUES	
PROD DATE	MCF/BBL	BTU	MMBTU	MCF/BBL	MMBTU	GROSS VALUE	TAXES	DEDUCTIONS	DC	NET VALUE	
410160610	2	2	R2	CAMPBELL JACOB UNIT 7H	PENNSYLVANIA	WASHINGTON					
07/2020	43,258.09	1066		46,113.12	1.284	55,577.14		12,919.09 FCI			
OWNER#:	.00043539	18.83		20.07		24.20		5.62		19.58	
OWNER#:	.00043539							34,970.63 GAI		15.23-	
OWNER#:	.00043539							15.23			
OWNER#:	1.00000000							1,051.53 PFC		.46-	
TOTALS	18.83	20.07						.46		5.25	
								5.25- R80		8.14	
410160610	2	3	R2	CAMPBELL JACOB UNIT 7H	PENNSYLVANIA	WASHINGTON					
07/2020	6,515.40			16.069		104,702.09		66,125.32 PHI		16.79	
OWNER#:	.00043539	2.83				45.59		28.80		16.79	
TOTALS	2.83										
410160610	2	5	R2	CAMPBELL JACOB UNIT 7H	PENNSYLVANIA	WASHINGTON					
07/2020	645.03			30.645		19,767.55				8.61	
OWNER#:	.00043539	.28									
TOTALS	.28										
410160610	09/2020			CAMPBELL JACOB UNIT 7H	PENNSYLVANIA	WASHINGTON					
OWNER#:	1.00000000							1.07 FWH		1.07-	
TOTALS	.00							1.07		1.07-	
410160611	2	3	R4	CAMPBELL JACOB UNIT 10H	PENNSYLVANIA	WASHINGTON					
08/2018	26.543							458.03- PHI		.23	
OWNER#:	.00048171							.23-			

OWNER NUMBER:
CHECK NUMBER:
CHECK DATE.:
PAGE NUMBER.:

[illegible]

RANGE RESOURCES CORPORATION and subsidiaries
100 THROCKMORTON ST STE 1200
FORT WORTH TX 76102

BARBARA SULLIVAN
334 ELMWOOD AVE
WOLLASTON MA 02170-

OWNER NUMBER:
CHECK NUMBER:
CHECK DATE.:
PAGE NUMBER.:

Redacted
11161951
09/30/2020
15 OF 15

PROPERTY#		INT	PC	DOI	PROPERTY NAME		STATE		COUNTY		SALES VALUES				
----- SALES VOLUMES -----					----- PRICE -----			----- DC RATE -----		----- SALES VALUES -----					
	PROD DATE	2	2	R4	BTU	MMBTU	MCF/BBL	MMBTU	MCF/BBL	MMBTU	GROSS VALUE	TAXES	DEDUCTIONS	DC	NET VALUE
410160611					WASHINGTON										
OWNER#:	1.00000000				63.79						81.96		17.78- R80		17.78
TOTALS					63.79								17.78-		27.56
410160611					WASHINGTON										
07/2020					20,986.80						334,859.19		211,978.89 PWH		59.20
OWNER#:	.00048171				10.11						161.30		102.10		
TOTALS					10.11										59.20
410160611					WASHINGTON										
07/2020					845.71						25,917.51				12.49
OWNER#:	.00048171				.40						12.49				12.49
TOTALS					.40										
410160611					WASHINGTON										
09/2020													3.15 PWH		3.15-
OWNER#:	1.00000000												3.15		3.15-
TOTALS					.00										3.15-
CHECK TOTALS :....: 1,283.33 .00 752.97 510.36															

PC PRODUCT CODES : 3-NGU; 2-GAS; 5-CO2;
INT INTEREST TYPES: 2-ROY, INT;
DC DEDUCT CODES : PHI-PROC FEE-INV; FCI-FIRM CAPACITY-INV; PFC-PURCHASED FUEL; R80-PPC CAP .80 MMET; PWH-PA INCOME TAX W/;
IMPORTANT INFORMATION: Please retain for income tax purposes, duplicates cannot be furnished.
Direct inquiries to (844) 594-6775 or email OWNERRELATIONS@RANGERSOURCES.COM.

RECEIVED

2021 AUG -4 AM 8:10

DAUPHIN COUNTY
SHERIFF'S OFFICE
HARRISBURG, PA 17101

A TRUE COPY
ATTEST:

SARAH R. STANLEY

CLERK